



ROWANS, OGBOURNE ST. GEORGE

BREARLEY & RICH
ESTATE AGENTS

Rowans, Ogbourne St. George, Marlborough, Wiltshire, SN8 1TF

Marlborough approximately 4 miles. Train service from Swindon to London Paddington in approx. 60 minutes. M4/J15 5 Miles.

Superbly redesigned and improved detached family home with outstanding far reaching rural views to the rear over the Marlborough Downs. The pretty village of Ogbourne St. George is within easy striking distance of Marlborough and the M4 J15 and is also within the catchment area for St. Johns School.

- * Entrance hall * Open plan Sitting/dining room with wood burner * Kitchen/breakfast room * Cloakroom * Study/family room *
- * Main bedroom with en-suite shower room * Guest bedroom en suite * Three further bedrooms (one en suite) * Family bathroom *
- * Double garage and parking for several cars * Beautifully tended gardens with views beyond * Solar panels and ground source heat pump *



OGBOURNE ST. GEORGE

A sought-after Wiltshire village that has beautiful countryside surrounding it as well as the historic Ridgeway, an Excalibur Trust Primary School and a pre-school, village hall, church and public house. The pretty village is situated within an area of Outstanding Natural Beauty and is close to the historic market town of Marlborough - approximately 4 miles south and which offers plenty of shops and amenities. The centre of Swindon is roughly 8 miles to the north. J15 of the M4 motorway is also approximately 4 miles to the north. Swindon offers a regular direct rail service to London, Paddington and the south west. Nearby schools include: Pinewood and St. Francis Prep Schools, Marlborough College, St Mary's, Dauntsey's and St. Johns.



The Property

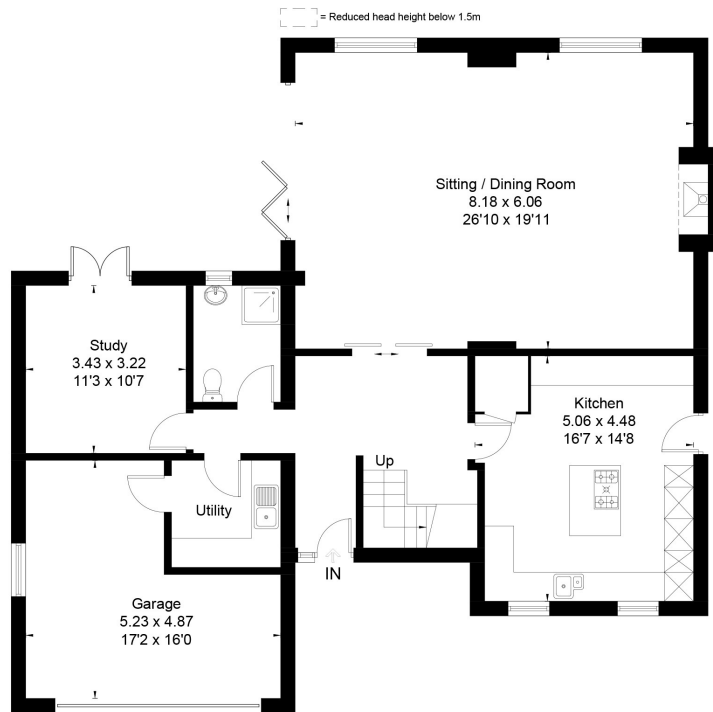
A beautifully presented and substantially extended five-bedroom, four-bathroom family home, thoughtfully reconfigured and significantly improved by the current owners to create a spacious, light-filled and contemporary living environment. The property combines generous proportions with modern family living, with an excellent flow between the principal reception spaces and a stylish contemporary kitchen designed to form the heart of the home. Large windows and carefully considered openings allow an abundance of natural light throughout, while the position provides lovely views and a sense of space.

The accommodation offers five well-proportioned bedrooms, complemented by four modern bathrooms, providing excellent flexibility for a growing family or those requiring space for guests and home working. A dedicated study provides a practical and quiet workspace, while a useful cloakroom adds further convenience. The extensive works carried out by the current owners have created a home that is both stylish and highly functional, with the extension and reconfiguration maximising the available space and improving the connection between the different areas of the house. Rowans now benefits from renewable energy solutions, including solar panels with battery storage, an air source heat pump, high-quality double glazing, and a planted green roof. Replacing the old oil heating system has made the house far more efficient and sustainable.

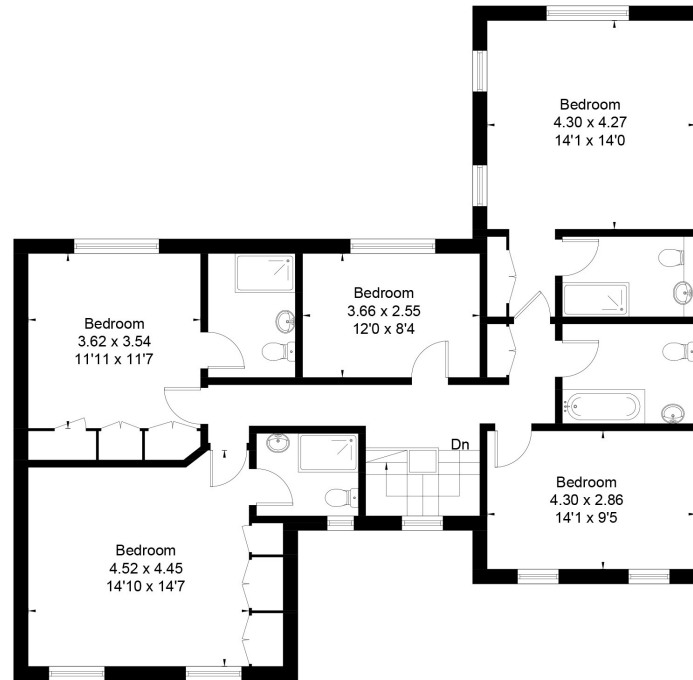
Outside

The garden is enclosed to both sides by strong feather board fencing, and enjoys spectacular sunset views notably during the spring and summer months. The garden also has a beautiful, shaded and private lower level gravel area. The front of the property is laid to gravel with flower borders. The wide and deep driveway allows several cars to park. A double garage with an electronically operated door completes the property.

Approximate Floor Area = 251.6 sq m / 2708 sq ft (Including Garage)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113206

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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