

BADGERS REST

OGBOURNE ST GEORGE, MARLBOROUGH



Russell Marshall
Estate Agents



Badgers Rest

Guide Price £1,249,500

2 Hallam, Ogbourne St George, Marlborough, SN8 1SG



Situation

Badgers Rest is situated down a leafy quiet lane on the outskirts of the beautiful village of Ogbourne St George with a Primary School and Golf Club. The nearby market town of Marlborough is approximately 3 Miles. Marlborough is an historic and thriving market town. The town has an extensive range of upmarket shops, public houses, restaurants and cafes along with plenty of amenities including: Marlborough College, a sports centre and the highly rated St Johns secondary school. Marlborough is sited along the M4 corridor close to J15 (9 miles) and has nearby rail links from either Pewsey, Bedwyn, Swindon or Hungerford to London and the west.

Approximately 3 Miles to Marlborough

Approximately 5 Miles to M4 Junction 15

Approximately 9 Miles to Swindon with links to London Paddington (approximately 1 hour) and the West Country

- Freehold
- Detached Cottage
- Grade II Listed
- Glorious Rural Views
- Entrance Hall
- Sitting Room
- Family Room
- Dining Room
- Bespoke Kitchen/Breakfast Room
- Utility Room
- Boot Room
- Cloakroom/W.C
- Five Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Period Features
- Oil Fired Central Heating
- Lovely Garden
- Detached Double Garage with Loft Room Above Driveway



The Property

A stunning Grade II listed detached cottage nestled in the Wiltshire countryside with gardens backing onto farmland and the River Og.

This beautiful home has been sympathetically extended and upgraded over the years and successfully combines period charm with modern comforts.

On the ground floor the accommodation includes a bespoke kitchen/breakfast room, three comfortable reception rooms, a boot room, a utility room and a cloakroom.

Upstairs, five well-proportioned bedrooms are served by two luxurious en-suite shower rooms and an equally sumptuous main bathroom.

The property enjoys good natural light and is decorated in subtle tones that give the house a very welcoming atmosphere.





Outside

The delightful garden is the jewel in the crown of this property and backs directly onto farm/paddock land and the River Og which being a Winterbourne flows part of the year.

The garden is laid predominantly to lawn interspersed with mature shrubs and fruit trees. There is also a paved terrace, ideal for outdoor entertaining and the perfect spot from which to enjoy the rural views.

A wide gravelled driveway provides off street parking and access to the detached double width Garage with loft room above.

Note: Planning permission has been granted for a garden room annexe which would provide sitting room/kitchen, bedroom and bathroom.





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