



## THE BOX COTTAGE

Ogbourne Maizey, Marlborough

MANNINGFORD  
CROFT  
PROPERTY SALES  
AND LETTINGS  
PEWSEY

Carter Jonas



## THE BOX COTTAGE, OGBOURNE MAIZEY, MARLBOROUGH SN8 1RY

- Marlborough 2 miles
- Hungerford 9 miles
- Swindon 12 miles
- M4 Junction 15 - 7 miles
- London Paddington  
from Hungerford - 1 hour

Hall · Kitchen/breakfast room · Dining room · Drawing room · Sitting room · Study/snug · 5 bedrooms  
3 bathrooms (1 en-suite) · Utility room · Cloakroom  
Detached double garage · Gardens · EPC rating D

### SITUATION

Ogbourne Maizey is a charming hamlet two miles north of Marlborough in an area of outstanding natural beauty with direct access to excellent walking and riding and the Ridgeway. Silks on the Downs Gastro Pub is within walking distance while the vibrant market town of Marlborough is a short drive or cycle away, with a high street offering Waitrose, boutique shops and several quality restaurants including Rick Stein and, shortly, No 7 Raymond Blanc. The leisure centre and golf/tennis club provide excellent sporting facilities and the schools at all levels are highly regarded. The town is well placed for amongst others Bath, Bristol and Swindon and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

### DESCRIPTION

The Box Cottage dates back to the late 19th century and benefits from classic Victorian proportions with high ceilings and many feature fireplaces, built with red brick beneath a pitched tile roof relieved by recently updated traditional style double glazed windows. The current owners have carefully refurbished and extensively improved the property to a particularly high standard yet retaining and enhancing its period features.

The property is arranged over three floors and provides flexible family accommodation.

## A BEAUTIFULLY PRESENTED 5 BEDROOM VICTORIAN FAMILY HOUSE IN A LOVELY, RURAL VILLAGE CLOSE TO MARLBOROUGH.





The kitchen/breakfast room boasts a bespoke fitted kitchen with granite worktops and integrated appliances including oven and hob and an electric (AIMS) cream coloured Aga and also a wood burning stove in a traditional exposed brick fireplace. The large utility room has extensive built in storage with a stable door leading to the garden and a spacious separate cloakroom with feature fitted storage. The formal dining room has oak flooring as does the sitting room which features a cream wood burner with a charming oak beam mantle. The study features a cast iron fireplace and Victorian inset tiles. The hall features a stunning full length picture window overlooking the courtyard garden to rear and a stained glass period door at the front.

On the first floor the master bedroom is complemented by a modern en-suite shower room and there are two further double bedroom with original fireplaces. The large, impressive family bathroom features a free standing bath, oak flooring and a Victorian cast iron fireplace. The second floor has two further bedrooms and contemporary bathroom.

### OUTSIDE

The property is approached via five bar gate, with gravel driveway and detached red brick double garage with solar panels. The front garden is mainly laid to lawn with mature specimen trees, shrub and flower filled border. A charming gravel path leads to the house flanked by lavender. The paved courtyard to the rear is ideal for entertaining with views over the well-stocked flower strewn bank of the stream and beyond to the Marlborough Downs.

## ADDITIONAL INFORMATION

**General Remarks:** Measurements are given in metres (accurate to 0.1m) followed by feet and inches. Land measurements are to within 5%. Only fixtures and fittings which are specifically identified are included. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

**Local Authority:** Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

**Viewing:** By prior appointment through the Marlborough office: 01672-514916

**Directions: SN8 1RY:** From Marlborough take the A346 towards Swindon. Go past the Golf Club and then take the next left towards Ogbourne Maizey and Rockley. Turn immediately right before crossing the stream. Box Cottage is the first house on the left.





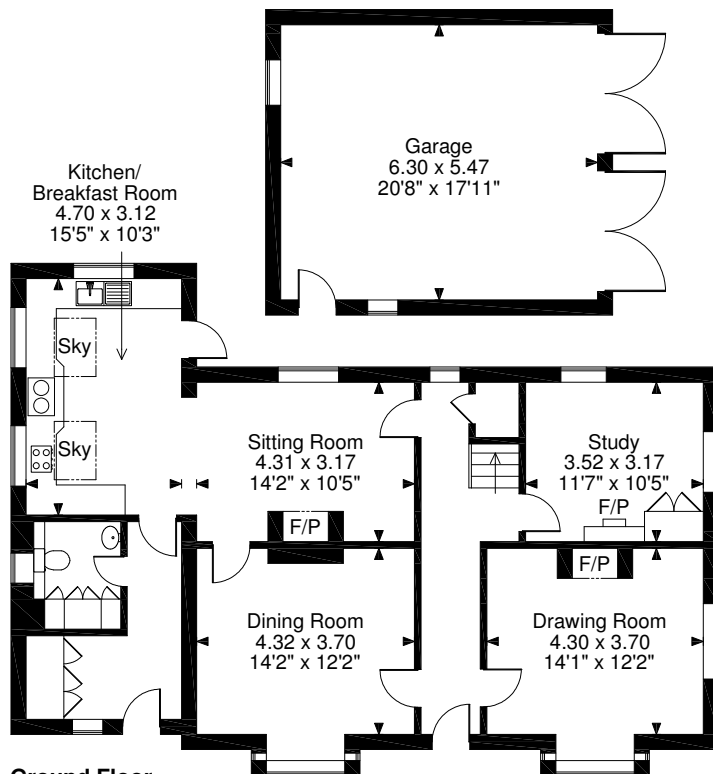
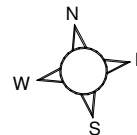
## The Box Cottage, Ogbourne Maizey, Marlborough

Approximate Gross Internal Area

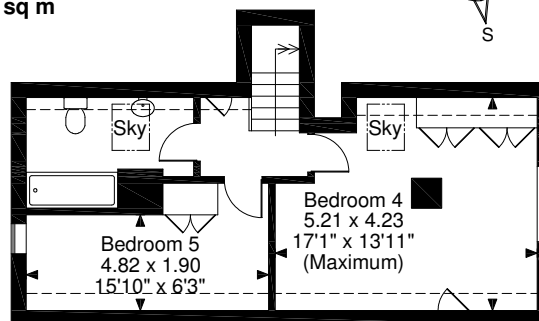
Main House = 2,254 sq ft / 209 sq m

Garage = 371 sq ft / 34 sq m

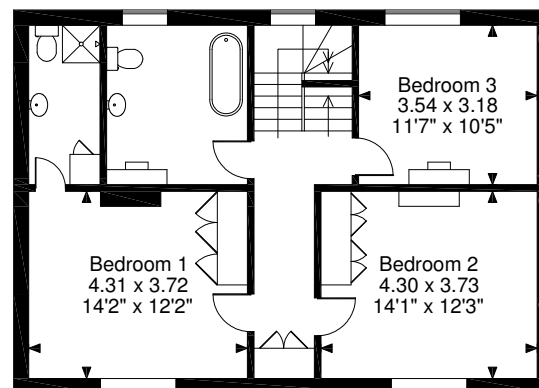
Total = 2,625 sq ft / 244 sq m



Ground Floor



Second Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

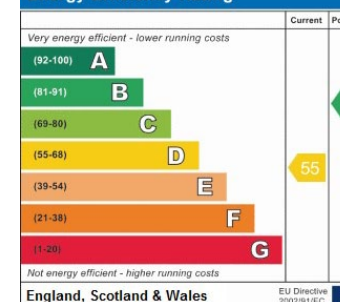
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

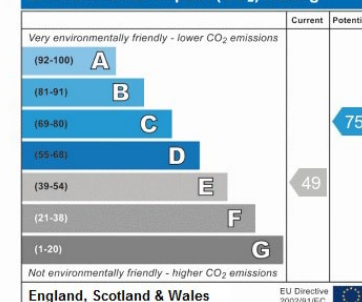
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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