



MILTON HOUSE






Oxenwood, Marlborough, Wiltshire





A WONDERFUL FAMILY HOUSE SET IN ATTRACTIVE MATURE GARDENS

This attractive and well-presented house is set in a very popular hamlet, located between Hungerford and Marlborough in the North Wessex Downs Area of Outstanding Natural Beauty with easy access to good schools and commuter services to London (Paddington and Waterloo).

		
8	5	6
		EPC
0.6 acres	E	

Local Authority: Wiltshire Council

Council Tax band: G

Tenure: Freehold

SITUATION

Milton House is situated in Oxenwood, within the North Wessex Downs Area of Outstanding Natural Beauty, surrounded by large agricultural estates including Fosbury, Facombe and Conholt and wooded downland with footpaths and bridleways.

Nearby villages include Shalbourne (church, village store, post office), Great Bedwyn (primary school, church, doctor's surgery, post office, store, pub, train station), and Vernham Dean (pub, primary school, village hall).

The market towns of Hungerford and Marlborough offer more extensive shopping and leisure options, with Newbury, Andover, Salisbury and Winchester within easy reach.

The area has well-regarded state and independent schools. Marlborough College, St John's Marlborough and Dauntsey's are nearby, as are the schools at Farleigh, Cheam, Vernham Dean, Great Bedwyn and Thorngrove.

Despite its rural setting, Oxenwood has good transport links: trains to Paddington (about 50 mins from Hungerford, about 60 mins from Great Bedwyn) or Waterloo (about 70 mins from Andover), with the M4 (Junction 14) and A303 nearby. The layout of the house is ideal for anyone looking to combine access to London or the South West with working regularly from home.









THE PROPERTY

Milton House is a wonderful period family home. The attractive brick and flint house faces south and east and is in good decorative order. It provides extensive family accommodation with the benefit of ancillary rooms which could easily be separated to create an integral annexe.

The accommodation is tastefully presented and has been well-maintained. In all the house amounts to over 4,500 sq ft.

There is an abundance of light throughout the property, the heart of which is the superb large kitchen/breakfast room with its Aga.

There are good views over rolling farmland to the north-east.

OUTSIDE

The property is approached by a gravel driveway and parking area from the lane, to the north of the house.

To the front of the house is an attractive parterre with box hedging and raised beds with a gate from the lane and pathway leading to the front door.

A door from the kitchen leads onto the rear terrace with views over the garden, providing an ideal outside entertaining area.

The gardens are enclosed, with beech and native hedging, and are well-stocked with numerous trees, shrubs and plants.

In addition there is a garden store and log store beside the parking area.

A paddock adjoining the property is rented by the current owner and this rental arrangement may be available to the purchaser.



PROPERTY INFORMATION

Services: Mains electricity. Private water (provided by the Fosbury Estate) and drainage. Oil-fired heating and AGA.

Postcode: SN8 3NQ

what3words: ///botanists.pepper.kingdom

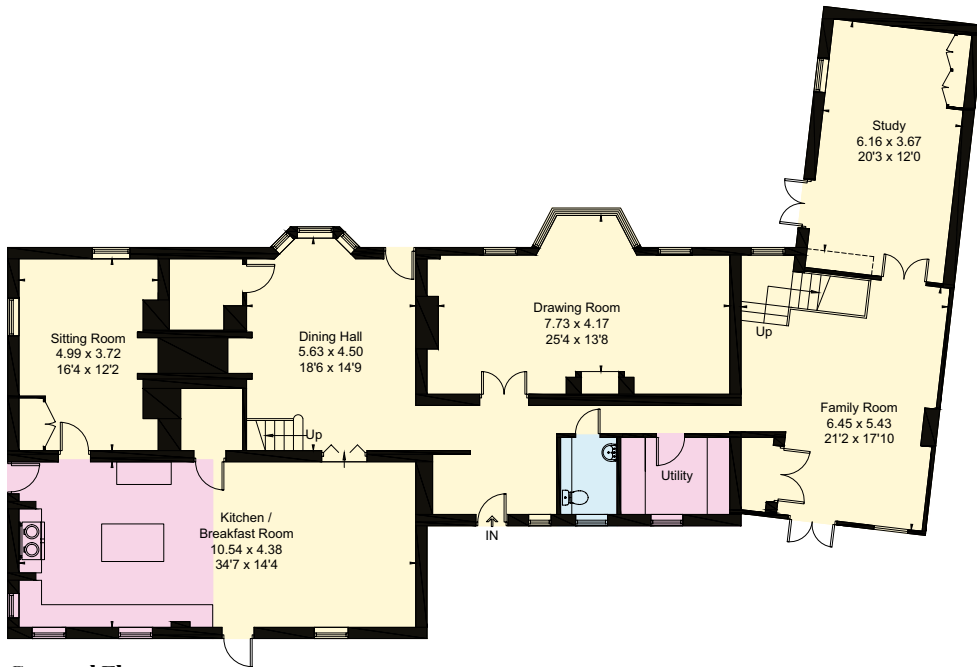






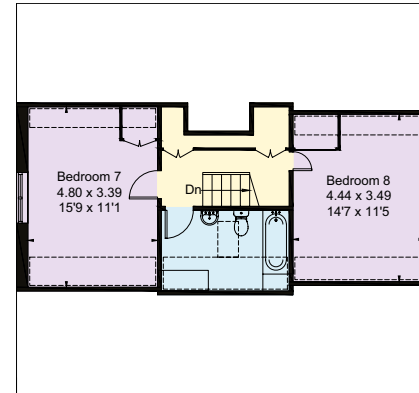


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

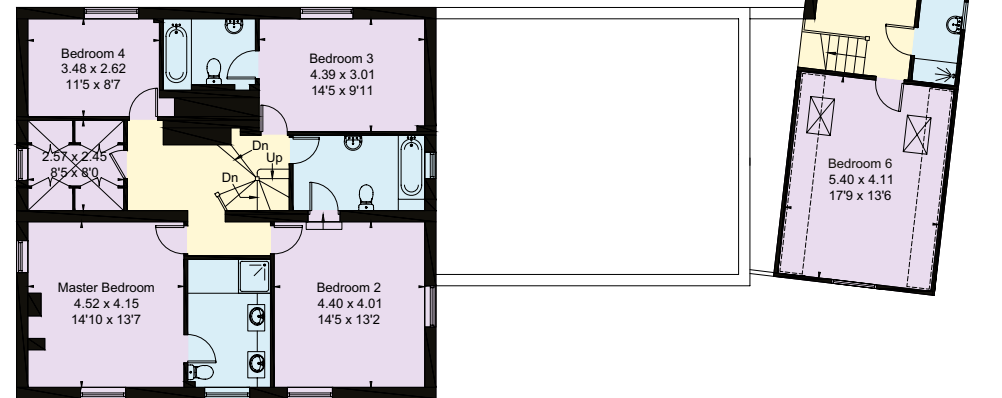


Ground Floor

Approximate Gross Internal Area = 428.2 sq m / 4,609 sq ft



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
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