



Springfield
Ogbourne St George



Ogbourne St George SN8 1SU

A well presented & versatile property with a spacious 3 bed bungalow and 1 bed annexe with outbuildings and lovely gardens situated in rural spot in a sought after village.

- Spacious 3 Bed Home • 1978 sq ft • 1 Bed Annexe •
- Lovely Gardens • Outbuildings • Great Views • Rural Setting •

Price Guide £480,000



Description

A well presented & versatile property with a spacious 3 bed bungalow and 1 bed annexe with outbuildings and lovely gardens situated in rural spot in a sought after village.

The Bungalow- Entrance Porch into Entrance Hall with storage cupboards. Cloakroom with low level W.C and wash basin. The Living Room is a light and airy room with wood panelling and alcoves. A good size Kitchen/ Dining Room is fitted with a modern range of wall and base units, worktops with 1 1/2 bowl sink, built in oven, hob and extractor, space and plumbing for washing machine & tumble dryer. Two double Bedrooms with built in wardrobes and a single Bedroom. The Bathroom is fitted with a white suite comprising shower cubicle, bath, low level W.C, and wash hand basin.

The Annexe has a good size Sitting / Dining Room with fireplace and patio doors into the Conservatory. The Kitchen / Breakfast Room is fitted with a range of wall and base units complimented by a Utility Room and Cloakroom. The Double Bedroom has built in wardrobes and an Ensuite fitted with a white suite comprising shower cubicle, bath, bidet, low level W.C, and wash hand basin.

The Gardens are mainly laid to lawn with mature shrubs, trees and flowering plants along with a lovely patio with views over countryside. Within the gardens there are also timber outbuildings with light and power, that have many uses.

Situation

Ogbourne St George is a small village located amongst the Marlborough downs - a designated area of outstanding natural beauty and has exceptional access to a wide network of paths and trails. The village has a small primary school, village hall, church and pub. Marlborough is only three miles south of the village and offers a wide range of amenities, schools and shopping facilities. The village is conveniently located with excellent access to the M4 (Junction 15) some 4 miles to the north, whilst fast trains are available at Swindon. Local bus service runs through the village.

Directions

Will be found on the right hand side.

Services & Council Tax



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	70
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	50	63
England & Wales		
EU Directive 2002/91/EC		



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Total area: approx. 174.3 sq. metres (1876.5 sq. feet)

■ Chippenham

■ Corsham

■ Marlborough

■ Malmesbury

■ Royal Wootton Bassett

■ Devizes

■ Swindon

■ North Swindon