

Milton House



Oxenwood, Marlborough, Wiltshire SN8 3NQ



Stunning and substantial village family house, set in a beautiful garden, in an attractive rural hamlet

Andover 10 miles, Marlborough 11 miles, Hungerford 7 miles, Salisbury 27 miles,
Newbury 17 miles

- Beautiful rural hamlet location
 - Close to village amenities, schools and stations at Hungerford, Andover and Great Bedwyn
 - Stunning private and beautifully designed gardens, lawns, beds, terrace and play area. In all about 0.6 acres
- Flexible accommodation of 4,500 sq ft, with five reception rooms, a large farmhouse kitchen, up to eight bedrooms and five bathrooms







Location

Oxenwood, a rural hamlet lies 6 miles to the south west of Hungerford and 2 miles to south of the thriving village of Shalbourne and within the North Wessex Downs Area of Outstanding Natural Beauty. Shalbourne has a church, post office/village store and a public house. The market town of Hungerford offers a good selection of local shopping, whilst the larger towns of Newbury, Marlborough and Andover provide a wider range of shopping and recreational facilities.

The area is renowned for its excellent schools including Primary schools at Great Bedwyn and Vernham Dean, prep Schools at Horris Hill, Cheam, Farleigh and Elstree. Secondary schools at St John's Marlborough, Marlborough College, St Mary's Calne and Downe House are nearby.

Fast and regular train services to London/ Paddington and Waterloo are available from Pewsey, Great Bedwyn, Hungerford and Andover stations with journey times of about 1 hour. The nearby A338 gives

fast access to the A303 and the M4 at junction 14 approximately 10 miles away.

Milton House lies in the centre of the hamlet with views over open fields and the village greens. The area offers easy access to a network of footpaths including the Wayfarers Walk.

Description

Milton House is a beautiful family house, of over 4500 sq ft, of brick elevations under a pitched slate roof and arranged over three floors. Redecorated and extended the accommodation is well appointed and well-designed offering flexible living space which could provide as much as eight bedrooms or perhaps secondary accommodation.

The front door leads to the **Entrance /Dining Hall** with stone flagged floor, a walk in drinks cupboard. The formal **Drawing Room** is carpeted with two bay windows and an open stone fireplace. The large farmhouse style **Kitchen/Breakfast Room** has a flagstone floor

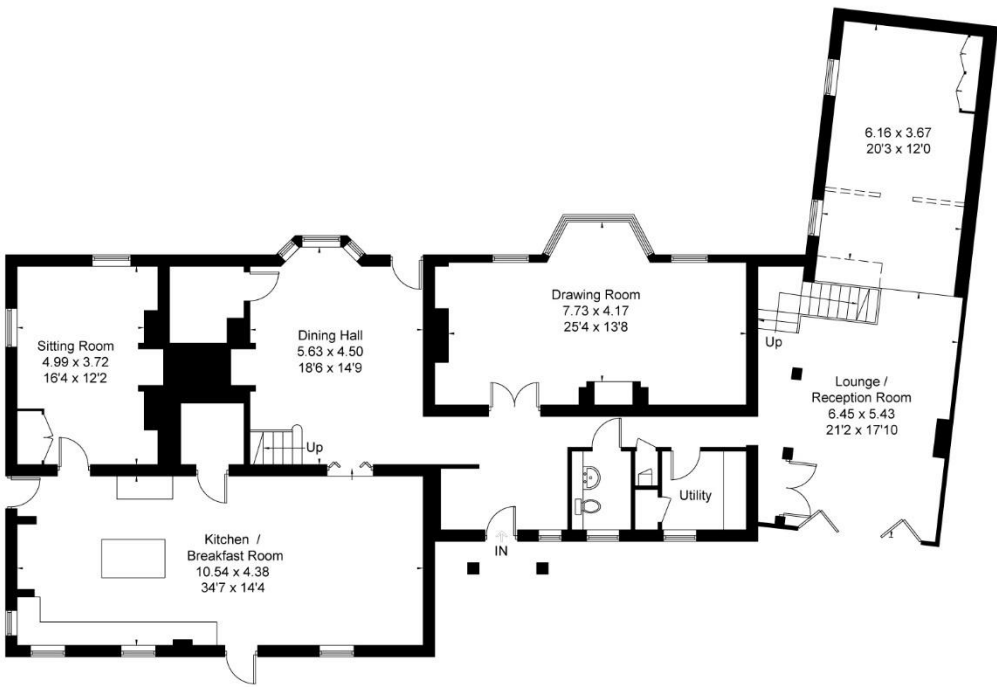


with a range of wall and floor units, a central island and a four door Aga leads to a cosy **Snug** with open fireplace and display shelves. To the rear is another **Entrance Hall** which leads past the **Cloakroom** and the **Utility Room** to a further **Reception Room** with log burner and french windows to the garden. An arch leads to a **Study/Library**.

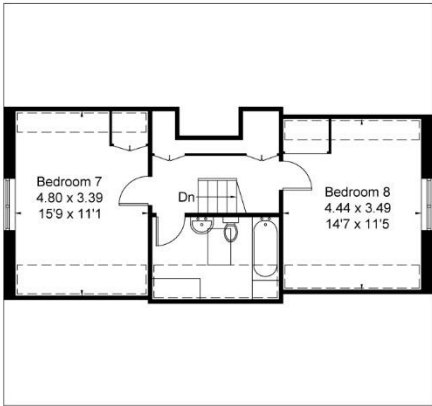
There are two separate staircases within the property, the main staircase leads to the principal bedrooms. The **Master Bedroom** has an **en-suite Bathroom** featuring a walk-in shower and his and her sinks. There are **two Double Bedrooms with en-suite bathrooms** and an additional **Single Bedroom**. The second floor has **two further Double Bedrooms** with a **Family Bathroom**. There are **two Double Bedrooms** and a **Family Bathroom** approached via the secondary staircase.

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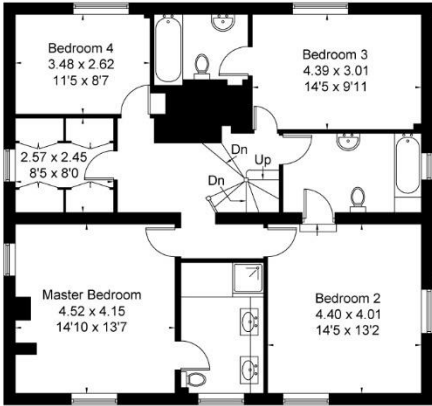
Gross Internal Area (approx)
428.2 sq m / 4609 sq ft
For identification only. Not to scale.
© Floorplanz Ltd



Ground Floor

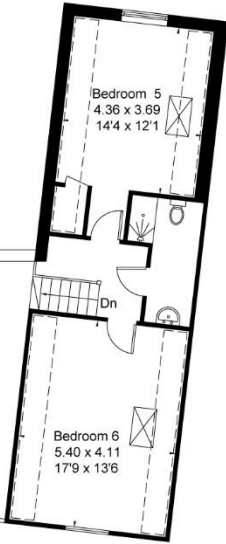


Second Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



Outside

There is a gravelled area to the side for parking with a timber double garage and a timber gate leading to the rear garden and terrace. The property is approached through the ornate cottage garden with attractive parterre box hedging, to the front, bordered by a low brick wall. To the side there is a gravelled parking area with a timber store and steps to the rear garden and the back of the house. The garden has been beautifully designed. A flag stoned terrace lies off the house with an ornate wisteria clad pergola ideal for entertaining. To one side are a number of raised vegetable beds and on the other side are lawns running down to a children's play area at the end of the garden there are mature and well stocked beds.

Land

A paddock of 0.4 acres adjoining the property is rented by the current owner and this rental arrangement may be available to the purchaser or subject to separate negotiation.

The current site extends to 0.6 acres.

Tenure

Freehold

Council Tax

Band G

Epc

E46

Services

Mains electricity, private water and drainage, oil fired central heating, gas cylinders for the stove. Broadband, fibre to premises Up to 1600* Mbps download speed, up to 115* Mbps upload speed. (Source Openreach Fibre Checker)

Local Authority

Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000

www.wiltshire.gov.uk

Directions

What3Words:/// [botanists.pepper.kingdom](https://www.what3words.com/)



