



4 CRAWLINGS PIECE
OGBOURNE ST. ANDREW, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

4. Crawlings Piece, Ogbourne St. Andrew, Marlborough, Wiltshire, SN8 1SA

Marlborough 4 miles, M4 (Junction 15) Approximately 4 miles.
Rail links via Hungerford, Great Bedwyn or Swindon to London Paddington in approximately 1 hour.

**An extended period semi-detached home with a fabulous SE facing garden with lapsed permission to extend the accommodation further.
The property is located within easy reach of Marlborough and J15 of M4.**

* Hall * Three bedrooms * Sitting room * Loft room* Dining room/family room * Kitchen *
* Utility room * Cloakroom * Conservatory * Parking for several cars * Generous garden (complete with canopied "bar") Nearby to good walks *



OGBOURNE ST. ANDREW

This sought after Wiltshire village is surrounded by beautiful countryside which is designated an Area of Outstanding Natural Beauty. The Ridgeway passes close by and a path along the old railway line offers a walk to Marlborough or north to Chiseldon. Within the village there is a public house, while in adjacent Ogbourne St. George there is an Excalibur Trust Primary School and a pre-school, village hall, church and a public house. The centre of Swindon is roughly 8 miles to the north. J15 of the M4 motorway is also approximately 4 miles to the north. Other nearby schools include: Pinewood and St. Francis Prep Schools, Marlborough College, Dauntsey's and St. Johns Academy.

MARLBOROUGH

Nearby Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of local amenities and a sports centre. The town is surrounded by glorious downland countryside and the Savernake Forest. Local schools include: St John's Academy, St. Francis and Pinewood Preps, Dauntsey's, and St Mary's Calne.

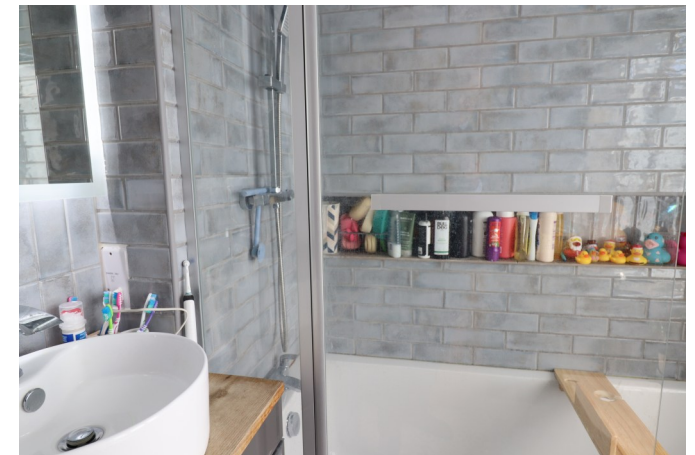


The Property

This charming character property, with underfloor heating in the hall, kitchen, conservatory and the bathroom on the first floor, offers good size extended accommodation and still has potential to improve and extend further, subject to renewing or adapting lapsed planning permission. The property has an open plan and very sociable feel with a sitting room area (with a wood burner) that opens onto a dining/family area, which in turn then wraps around to the kitchen. The kitchen has plenty of storage and granite and solid wood tops. A spacious conservatory is located to the rear of the dining/family room. A utility room and cloak room are located just off the kitchen. On the first floor, the landing gives access to the main bedroom, with built-in wardrobes, a good size second bedroom and large single third bedroom. The bathroom, with a white suite and over bath shower, completes the first floor. Paddle steps then lead up to a loft room that would be perfect as a office/hobby room.

Outside

The garden is a major feature of the property. With a good size lawn area as well as a decked seating area. The garden is enclosed by fencing and mature shrubs. The garden is not overlooked at the rear and ample parking exists beyond the rear of the garden for several vehicles, accessed by a single track to the right hand side of the row. The owners have created a covered outdoor "bar" and relaxing area, which is located to the side of the property. There are also two very useful storage sheds.



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Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft
 Sheds = 28.2 sq m / 303 sq ft
 Total = 154.6 sq m / 1663 sq ft



Ground Floor

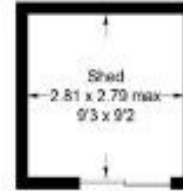


Second Floor

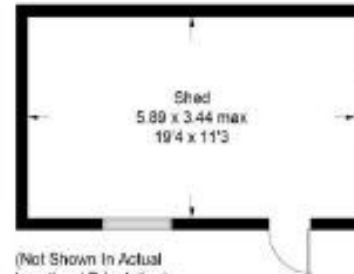


First Floor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Services

Mains drainage, water and electric. Oil fired central heating.
 Council tax band: C

01672 514820

www.brearleyandrich.co.uk
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	80 C
39-54	E		
21-38	F		
1-20	G		

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