

FOR SALE BY PRIVATE TREATY

1 & 2 Rectory Cottages, Jubbs Lane, Ogbourne St George, SN8 1SS

2 SEMI-DETACHED THREE-BEDROOM COTTAGES AND BUILDING PLOT WITH CONSENT

AVAILABLE AS A WHOLE OR IN TWO LOTS

- Two semi-detached three-bedroom cottages
- Outline planning granted for a third dwelling
- Off-road parking for multiple vehicles
- Picturesque village location
- Large gardens accompanying
- Small development project



M4 J15 – 4.5 miles (7 mins)
Marlborough – 4 miles (9 mins)

Swindon Station – 9.5 miles (20 mins)
Swindon Centre – 9.3 miles (20 mins)

DESCRIPTION

1 & 2 Rectory Cottages provides a rare opportunity to acquire two semi-detached three-bedroom cottages accompanied by outline planning granted for an additional dwelling within the same plot, situated in the picturesque village of Ogbourne St George. See the site plan below for configuration of the site. The properties are available as a whole or in two lots. Viewing is highly recommended.

AS A WHOLE - GUIDE PRICE £600,000

As a whole the site offers an excellent development opportunity to purchase two existing red brick, semi-detached dwellings and construct an additional three bed, detached new-build as per the site plan below. This plot provides an excellent opportunity to substantially improve the plot with potential to renovate and improve the existing cottages as well. The planning application in relation to the three-bed, new-build was granted permission by Wiltshire Council on the 20th August 2026 and can be found under planning reference PL/2026/00813. The documents submitted as part of the planning application can be found on Wiltshire Council's planning portal or WebbPaton's online data room. To access the data room please contact WebbPaton.



LOT 1 (1 RECTORY COTTAGE) - GUIDE PRICE £280,000

As individual lots, each property provides the ideal opportunity to acquire a cottage, with potential to substantially renovate and remodel, in the sought-after village of Ogbourne St George. If sold as a single lot, 1 Rectory Cottage is situated within a 0.15 acre plot and has adequate shared parking with 2 Rectory Cottage, for two vehicles to the south of the property. The property benefits from a substantial garden laid to lawn at both the back and front of the property. 1 Rectory Cottage is a semi-detached red brick property under a tiled roof and the property has recently been redecorated internally.

The property is arranged over two floors. The ground floor is comprised of a boot room, WC, kitchen, reception room and dining room. The first floor consists of two double bedrooms, a single bedroom and a bathroom. The total gross internal area extends to 89 sq metres (958 sq ft).



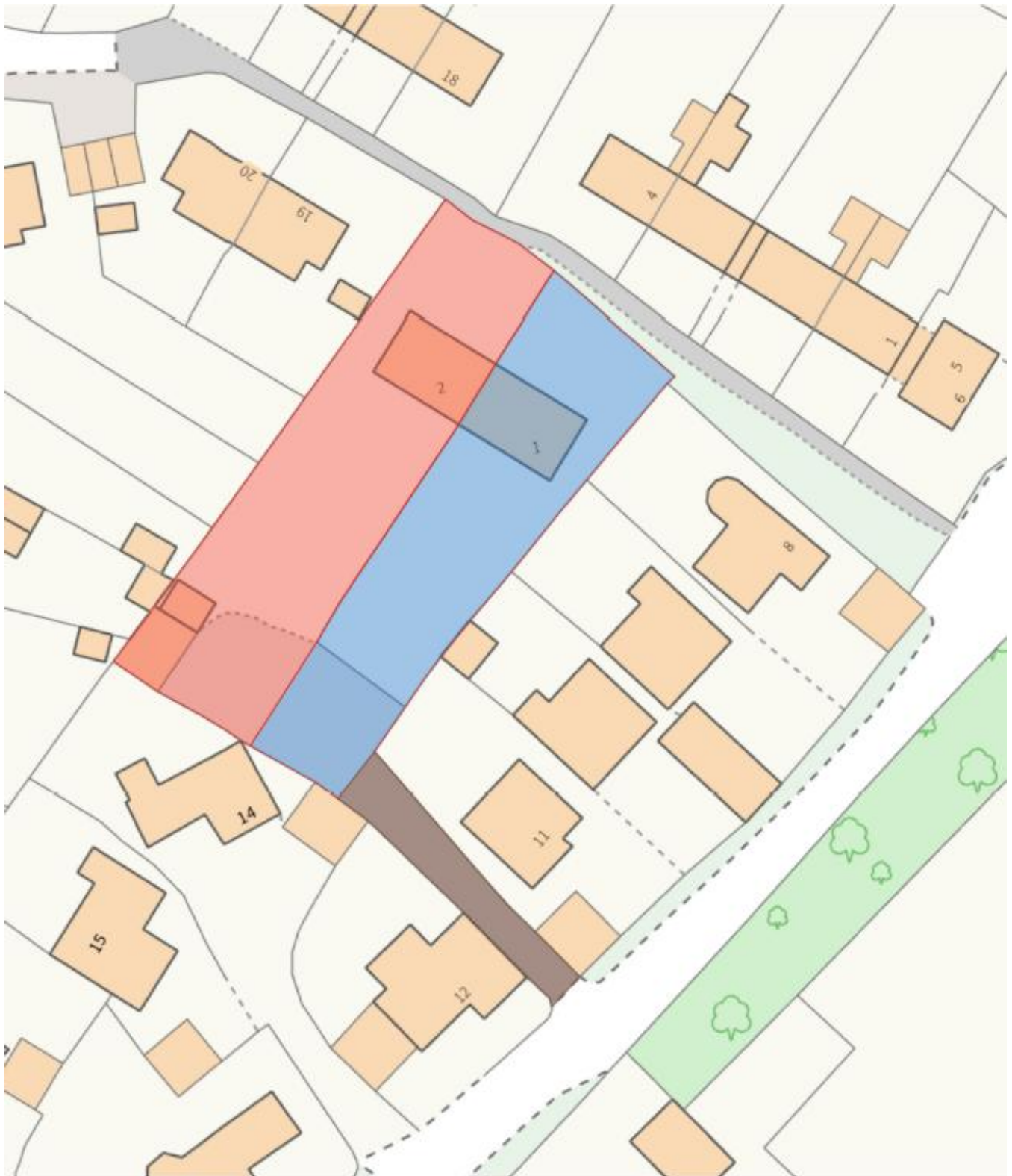
LOT 2 (2 RECTORY COTTAGE) - GUIDE PRICE £300,000

2 Rectory Cottage is situated within a well maintained 0.19 acre garden with parking. Additionally, 2 Rectory Cottage includes a brick built detached car port providing additional parking or storage. 2 Rectory Cottage is a semi-detached red brick property under a tiled roof and the property has recently been redecorated internally. Like 1 Rectory Cottage, this cottage also has potential to be significantly improved and renovated.

The property is arranged over two floors. The ground floor is comprised of a boot room, WC, kitchen, reception room and dining room. The first floor consists of two double bedrooms, a single bedroom and a bathroom. The total gross internal area extends to 89 sq metres (958 sq ft).

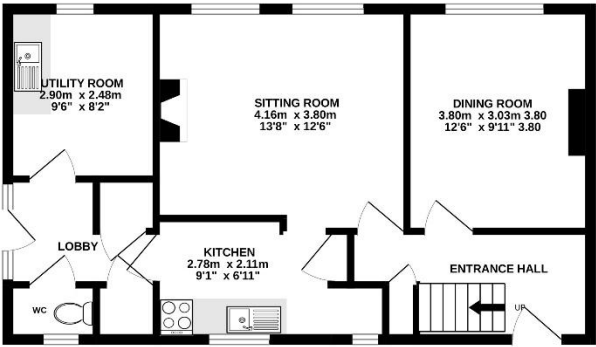
If sold as separate lots, the boundaries are shown as per the sale plan (with the access shaded brown).



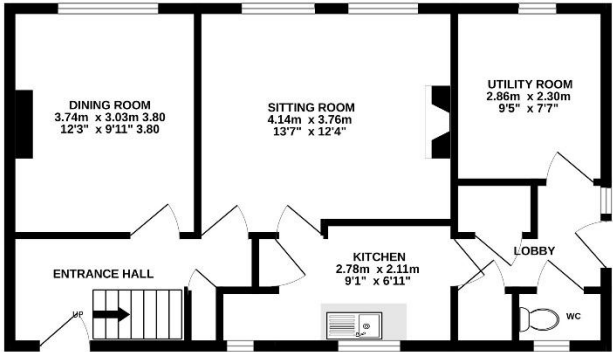


FLOOR PLAN AND ENERGY PERFORMANCE RATING

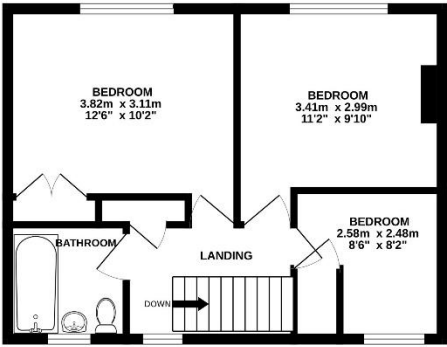
GROUND FLOOR
57.4 sq.m. (618 sq.ft.) approx.



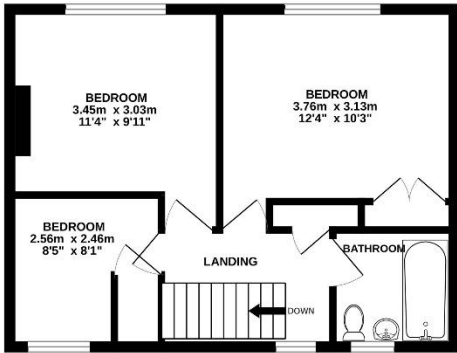
GROUND FLOOR
57.4 sq.m. (618 sq.ft.) approx.



1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



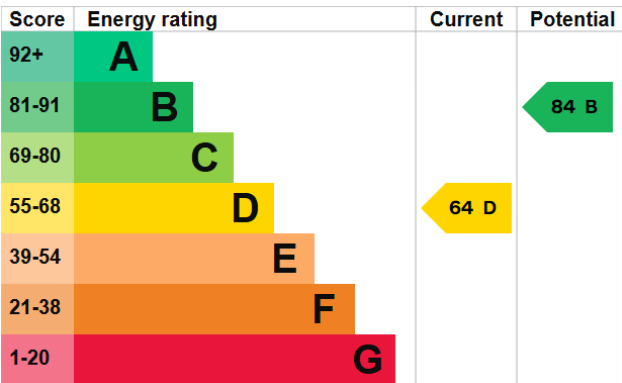
1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



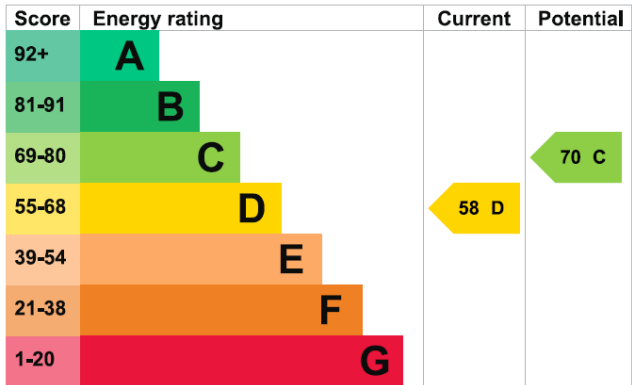
1 RECTORY FARM COTTAGES OGBOURNE ST GEORGE MARLBOROUGH SN8 1SS
TOTAL FLOOR AREA : 99.0 sq.m. (1066 sq.ft.) approx.
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
Made with Metropix ©2020

2 RECTORY FARM COTTAGES OGBOURNE ST GEORGE MARLBOROUGH SN8 1SS
TOTAL FLOOR AREA : 99.0 sq.m. (1066 sq.ft.) approx.
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
Made with Metropix ©2020

1 Rectory Cottage- EPC



2 Rectory Cottage- EPC



SERVICES AND DRAINAGE

Both cottages benefit from mains water, mains electric, mains drainage with oil-fired central heating systems. The boundaries to each property are clearly defined by fences with the parking spaces adjacent to each respective property.

VAT

The property is not registered for VAT.

Community Infrastructure Levy (CIL)

If the outline planning permission (under reference PL/2026/00813) is implemented, then it will be the purchaser's responsibility to submit an assumption of liability notice to the local planning authority and to thereafter be responsible for any CIL payment arising. For further information regarding CIL please contact WebbPaton.

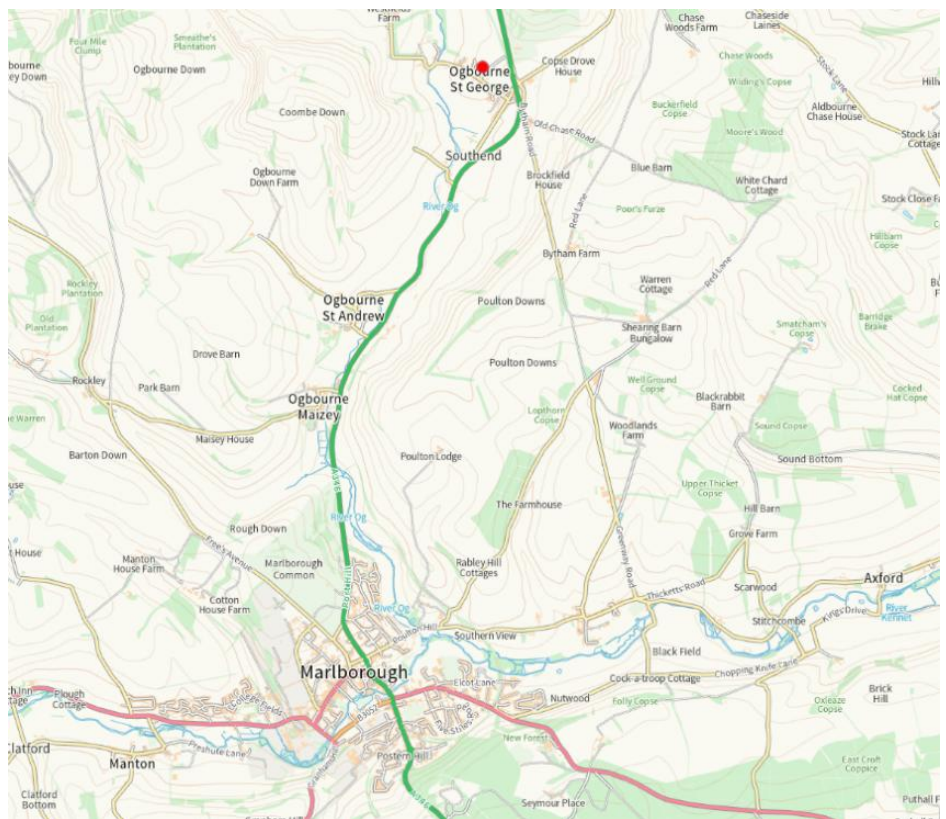
LAND REGISTRY

The property is registered under land registry title WT483181. To confirm, the access is not included within the ownership of the cottages. However, the purchasers will benefit from a full unrestricted right of way

LOCATION

1 & 2 Rectory Cottages are attractively located in close proximity to Marlborough, situated in the North Wessex National Landscape. The properties' location provides excellent access to nearby towns and amenities being within 10 minutes of Marlborough town centre or junction 15 of the M4. This is a highly sought after village location all while being in close proximity to local towns.

There are a selection of reputable primary schools in the area, including Ogbourne CofE primary school and Aldbourne primary. Additionally secondary schools in the area include St John's Marlborough and The Ridgeway School & Sixth Form College. Independent schools such as Marlborough College, St Mary's Calne and Stonar School are within driving distance of the properties. J15 of the M4 can be easily accessed via the A346 and the property is located between Swindon Train Station (approx. 9.5 miles) and Pewsey Train Station (approx. 10.5 miles).



There are a number of amenities in the local vicinity, including Ogbourne Downs Golf Club providing a full 18 hole course situated 0.6 miles from the properties.

ADDRESS

Full address: 1 & 2 Rectory Cottages, Jubbs Lane, Ogbourne St George, SN8 1SS. Please see the plan for reference.

DIRECTIONS

Heading southbound on the A346 turn left just after Ogbourne Downs Golf Club, at the junction turn right onto Copse Drove/Marlborough Road, after approximately 180 meters take a right turning onto the High Street. Turn right onto Jubbs Lane, the access into 1 & 2 Rectory Cottages is indicated by a WebbPaton for sale board on the left-hand side.

The accurate what3words location is <https://what3words.com/worker.stage.barks>

ACCESS

Access to the property is directly off the public highway, known as Jubbs Lane, and benefits from a tarmacked driveway shared by both properties. The access is not within the ownership of 1 & 2 Rectory Cottages and is within the ownership of a third party. However, the owners of 1 & 2 Rectory Cottages have a right of way over the driveway in order to access the properties. Please contact WebbPaton for further details if required.

METHOD OF SALE

The freehold of the property is offered for sale as a whole or in lots with vacant possession. The property will be sold by private treaty. If there is significant interest received we will look to invite best offers by a set date to be confirmed.

VIEWINGS

Viewings are strictly by appointment only and are to be arranged through Isobel Newton at WebbPaton on 01793 842055 or post@webbpaton.co.uk.



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.
- 6) Particulars produced August 2026