



6 Poles Meadow, Ogbourne St George,
Marlborough, Wiltshire SN8 1ES

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A superb recently built barn conversion style family house set in a popular village with a beautiful garden

Location

The popular downland village of Ogbourne St. George is set at the foot of the Marlborough Downs amidst rolling countryside between Marlborough and Swindon. The village provides local amenities including a primary school, church, village hall, golf course and public house. It is within 4 miles of Marlborough and its range of schooling, shopping and recreational facilities. The M4 junction is about 4 miles away and there is excellent access to the rail network from Swindon, Great Bedwyn and Pewsey (London Paddington in under an hour). The surrounding countryside is designated as an Area of Outstanding Natural Beauty and there is easy access to the surrounding countryside from a network of footpaths and bridleways within the village.

There are a number of excellent schools nearby including a primary in the village. Pinewood, St

John's Marlborough, Marlborough College, St Margaret's and St Marys, Calne and Dauntsey's are all close by.

The property is set in the heart of the village and lies on a small estate of individually styled houses developed on the site of a former farmyard.

Description

This outstanding property was built in 2015 of brick elevations under a pitched tiled roof and is arranged over two floors. The property benefits from an NHBC warranty. The well-appointed accommodation comprises family sized living space is light, spacious and airy. The galleried **Entrance Hall** with wonderful floor to ceiling windows leads in to the house. The **Sitting Room** is dual aspect and has a substantial Inglenook style brick fireplace with a wood burner inset. The magnificent **Kitchen** is open plan with a **Dining Area** with French

windows to the garden. There is a generous **Utility Room** with back door.

On the first floor there are **4 Double Bedrooms**. The master has a **Dressing Area** and an **en suite Shower Room**. The **Guest Bedroom** has an **en suite Shower Room** and there is a generous and stylish **Family Bathroom**.

Outside

The property is approached via a gravel driveway that leads to a **Double Garage**. The front garden is laid to lawn and with a viburnum hedge, mature shrubs and a Mediterranean border. The rear garden is enclosed by a 6ft brick wall and is westerly facing. The immaculate garden has been professionally landscaped and is laid to lawn and flanked by silver birch trees, espalier fruit trees and a plethora of climbing roses, matures shrubs and flowers. The westerly facing terrace is ideal for dining al fresco in the summer

months. There is a bespoke summerhouse with power at one end.

Services

Mains water, drainage, electricity and Lpg gas fired central heating.

Epc C:80

Local Authority

Wiltshire Council, County Hall, Wiltshire Council, Bythesea Road, Trowbridge BA14 8JN
Tel 0300 456 0114

Directions

From Marlborough take the A346 north towards Swindon left after about 3 miles where signed. Just before the pub turn left into the main street and Pooles Meadow will shortly be found on your left.





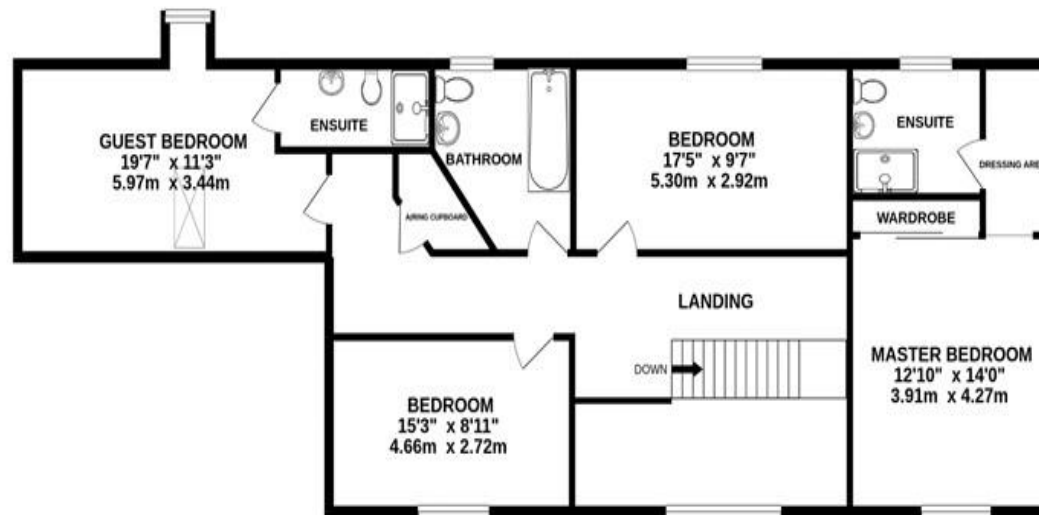


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Ground Floor



First Floor



TOTAL FLOOR AREA: 2664 sq.ft. (247.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee





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www.birkmyre.co.uk
01672 516619

23 The Parade, Marlborough, Wiltshire SN8 1NE

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