



**Poulton Down Farmhouse, Ogbourne St Andrew,
Marlborough, Wiltshire SN8 1RZ**

A modern and well presented farmhouse of 3916 sq ft set in rolling downland at the edge of a village in a large garden (possibility of more land if required) with an indoor swimming pool

Ogbourne St Andrew 1 miles, Marlborough 2.1 miles, Swindon 10.7 miles (London Paddington 54 minutes), Newbury 20 miles, Bath 29 miles, Heathrow 64.4 miles, Central London 82.5 miles

Location

Poulton Down Farm is located just off the Main Road at the eastern end of Ogbourne St Andrew, only two miles from the well-known market town of Marlborough in Wiltshire. Poulton Down Farm lies in the North Wessex Area of Outstanding Natural Beauty.

Communications in the area are excellent with easy access to the M4 (J15) and the A346, linking with London, Heathrow Airport and the West Country, and Swindon train station (10.7 miles) providing a direct train services into London Paddington. There is also helicopter landing space available on the property and a hangar. Flight time is approximately 40 minutes from Battersea Heliport.

There is a superb choice of highly regarded schools in the area including Marlborough College, St John's Marlborough, Dauntsey's, Downe House, Westonbirt and Bradfield College.

Description

The property comprises a substantial modern five bedroom farmhouse set in immaculate landscaped gardens. The fifth bedroom could be a studio annexe.

Poulton Down Farmhouse is presented immaculately. On entering the house there is an office and large sitting room with open fire to the left of the reception hall which has an off-lying WC. To the right, is a large open plan kitchen diner with oil fired Aga. It is extremely light with a partially glazed roof and has superb views over the land. This communal area incorporates a TV seating area and a dining space. Beyond is a pantry area leading to utility rooms and laundry and stairs giving access to another bedroom/office which could be a studio accommodation. From the main reception hall, stairs lead upstairs to a principal, dual aspect en-suite bedroom, a second en-suite bedroom and two further bedrooms which share a family bathroom.

Outside

The house is approached via an electric gate leading to a tarmacked drive and parking area to

the front. To one side is a large open fronted two bay garage which opens directly into the house.

The gardens of around 1.95 acres surround the house and are very well kept and principally laid to lawn with ornamental shrub planting. A brick walled haha divides the main lawn from a further enclosed grass area. There is a timber summerhouse on the eastern side of the gardens.

Adjacent to the house is a brick built free standing pool house with swimming pool heated by geo-thermal methods.

There are fields and equestrian facilities which could be made available.

Tenure

Freehold

Services

Mains electricity, private water and drainage. Oil fired central heating. Broadband Fibre to cabinet, 76Mbps download, 15Mbps upload. (source Openreach fibre checker)

EPC

D59

Council Tax

Band G

Local Authority

Wiltshire Council, County Hall, Trowbridge
Wiltshire BA14 8JN, Tel: 01225 713000
www.wiltshire.gov.uk

Directions

From the M4 exit at Junction 15 and take the A346/A419 to Marlborough/Swindon. At the Bradbury Roundabout take the 1st exit onto Marlborough Road/A346. Continue along the A346 for about 5.5 miles and the entrance to Poulton Down Farm will be on your left.

What3words: ///doses.polar.easygoing





Terms

Rent £5,250 pcm

Term Min 12 months

Deposit £7269 (6 weeks rent)

Gardens and maintenance Tenants responsibility. Landlords' gardener will mow lawns and trim hedges only.

Swimming pool maintenance to be the responsibility of the tenant. Can be drained if not required.

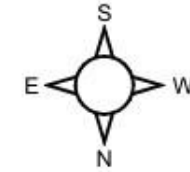
Tenants responsible for maintenance and repair of the white goods.

Pets by arrangement

No smokers



Floorplans for Poulton Down Farm, Main Road, Marlborough
 Main House internal area 3,916 sq ft (364 sq m)
 Swimming Pool internal area 1,378 sq ft (128 sq m)







Important Notice

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