



**Sarsen House, Ogbourne St Andrew,
Marlborough, Wiltshire SN8 1SB**

A spacious Listed four-bedroom house with generous reception rooms set in a popular village

*A popular village lying close to Marlborough with fast access to the M4 *Well-presented accommodation of 1683 sq ft with three reception rooms, all boasting wealth of character *Master bedroom and ensuite bathroom, three further bedrooms and a family bathroom *Off road parking, cottage gardens to front, with private mature south facing garden to rear

Location

Ogbourne St Andrew lies 2 miles to the north of Marlborough, a popular Wiltshire town lying 11 miles south of Swindon with Hungerford 8 miles to the east. The town is within easy reach of Newbury, Bath and Salisbury and offers a mix of major retailers, independent boutiques, coffee and tea shops, as well as a wide selection of national retailers including Waitrose and Tesco supermarkets, the White Company and Gails Bakery. Popular restaurants include Franklyn's Bistro, Dan's, Pino's and Ask. There is the independent Parade Cinema, and a leisure centre, close to the centre of town. There is a twice weekly market on the High Street

The M4 is reached at J 15 at Swindon 10 miles away with Junction 14 at Hungerford being about 14 miles via the A4. Rail links to London Paddington with journey times just over the hour are from Pewsey, Great Bedwyn, Swindon and Hungerford.

There is an excellent range of both private and state schooling in the area, with a primary school at the neighbouring village of Ogbourne St. George; prep schools include St Francis' Pewsey, Pinewood and St Margaret's Calne. St John's secondary school is highly regarded in Marlborough, with St Mary's in Calne, Marlborough College and Dauntsey's adding to the offering.

Sarsen House is set in the heart of the village. The village is in a popular area for riding, cycling and walking over the Marlborough Downs. The Ridgeway walking path is virtually on the doorstep, and a moments' walk from the property. There is a community owned public house The Silks on The Downs within walking distance and boasts a 'Champion of champions Master Chef'.

Description

Sarsen House is a Grade II Listed semi-detached house believed to date from the 18th century of Sarsen stone, brick and flint elevations under a pitched tiled roof. The property offers generous reception spaces with good ceiling heights and a wealth of original and charming features including exposed beams, wooden doors and open fireplaces.

Stable doors lead into the **Kitchen** with limestone flooring and a range of bespoke wall and floor Farrow & Ball painted units with Neptune handles, incorporating a stainless-steel sink and with space for an electric oven with extractor above, dishwasher and washing machine. To one side is space for the fridge freezer. The kitchen is large enough to accommodate a breakfast table. Steps lead down to the **Sitting Room** carpeted with an inglenook fireplace with bread oven alcove, a wood beamed mantel and stone hearth; to one

side is a large storage cupboard. The **Dining Room** with adjoining **Cloakroom** also has a brick fireplace and light wood flooring. The **Drawing Room** is dual aspect, also with light wood flooring, and a large open brick fireplace with stone hearth.

Carpeted stairs lead to the **Landing** off which lies the **Master Bedroom** with a vaulted ceiling and wooden beams. An **ensuite Bathroom** with underfloor heating, Limestone flooring, a bath with shower, hand basin, wc and heated towel rail, enjoys views over the garden to the Marlborough Downs beyond. There are a further **two Double Bedrooms** both carpeted with exposed timbers and beams. A lobby with built-in wardrobes leads up to a spacious **Guest Bedroom**. The **Family Bathroom** has a tiled floor, bath with shower attachment and an overhead shower, hand basin, wc and airing cupboard with hot water tank. The loft allows for ample storage.





Outside

There is a cottage garden to the front with mature box hedging and climbing honeysuckles and roses. There is gravelled parking to the side with a gate leading to the rear garden which is bordered by high beech hedging and close boarded fencing. Although laid to lawn there is an abundance of mature shrubs including a Buddleia, Galda Rose shrub, box hedges and poppies. There is a flagstone terrace, and another area for tables and chairs. To the rear is an area ideal for a veg/herb garden and a utility area. There is a gate giving access to the owners to cross the neighbouring property to an additional parking area.

Tenure

Freehold

Services

Mains electricity, water and drainage. Oil fired central heating. Fibre to cabinet broadband (full fibre being created) download 76 mbps, Upload 15Mbps (source Openreach broad band checker).

Council Tax

Band G

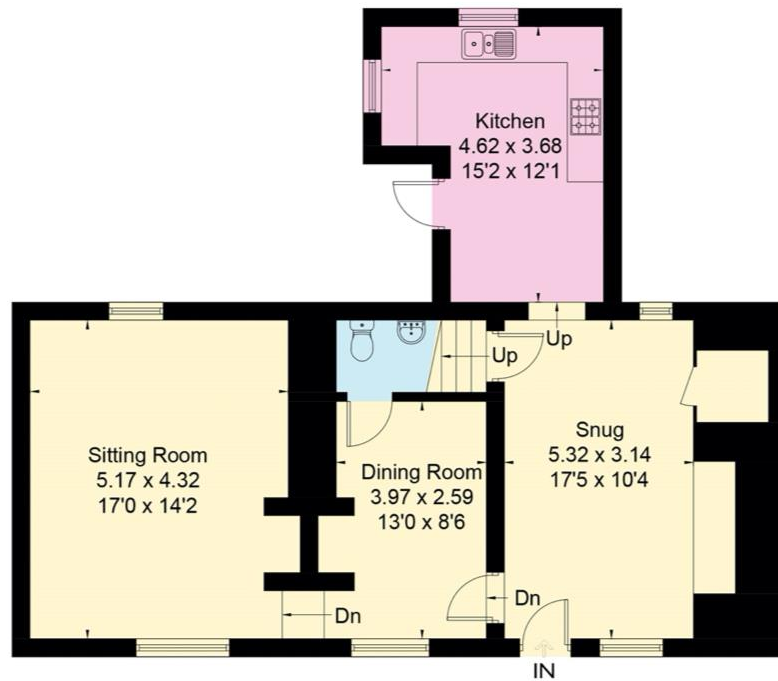
Local Authority

Wiltshire Council Tel 0300 456 0109 www.wiltshire.gov.uk

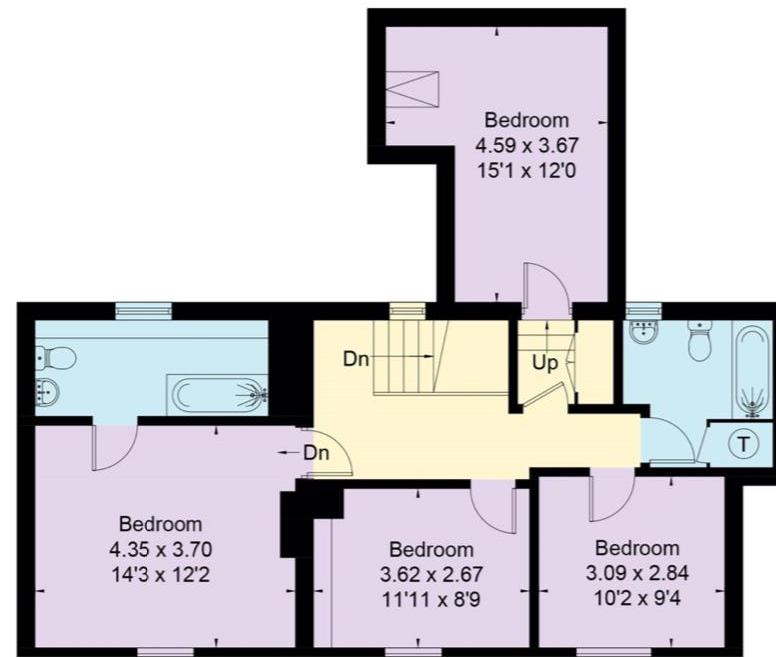
Directions

What3words www.what3words.com/proposals.blunt.fired





Ground Floor

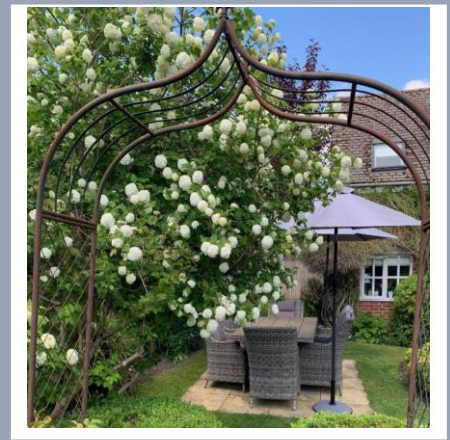


First Floor

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.