



THE COTTAGE

Oxenwood, Marlborough, Wiltshire, SN8 3NQ

TO LET

£1,550 pcm



The Cottage

Oxenwood, Marlborough, Wiltshire, SN8 3NQ

Great Bedwyn 3 miles | Hungerford 7.2 miles | Andover 10 miles | London Paddington from
Hungerford Station – 57 minutes | Mileages and times approximate

2 Bedrooms

A rare opportunity of an outstandingly beautiful period cottage within its own
pretty and secluded garden.

THE PROPERTY

A quintessentially English, period brick and flint property originating from the Middle Ages at the inception of the hamlet. This peaceful cottage formerly was used as a Drovers' rest and animal pound. The cottage has been sympathetically renovated to a high standard and presents immaculately throughout. There are extensive historic features in most rooms and the property is south facing and set within its own private, mature grounds.

Internally the cottage is extremely well presented. There is an old brick floor entrance lobby with Victorian features leading into the characterful kitchen which has a wealth of old brick and beams. The kitchen is beautifully fitted with a Belfast sink, plumbing for washing machine and a generous pantry. The kitchen benefits from a modern Miele oven and hob and in addition a traditional Range cooker which provides all hot water and heating throughout the cottage. The Range has its own overhead lighting and a surround of herringbone brick and oak fireplace. Leading from the kitchen into a stunning drawing room with brick and beam fireplace and beams throughout with 2 period integral cupboards either side.

The traditional Georgian cottage stairs with original wood panelling leads up to the first floor where there are two double bedrooms, both with built in traditional wardrobes and airing cupboard. The new and generous 4 set family bathroom is located on the ground floor and beautifully fitted with marble wall tiles and a freestanding Victorian bath Burlington handbasin and lavatory. The walk-in glass shower cubicle benefits from being sunken and is of generous size with a power shower.

The property is set within a beautiful, secluded cottage garden to the rear. The cottage is approached along an attractive herringbone brick pathway flanked by pretty flower borders and abundance of fragrant mature Roses, leading up to the half-glazed door of the Cottage and the rear lawns and Rose hedging. The garden is very private and provides a wonderful outdoor space from which to enjoy the sunny property. There is the original oak picket fencing to the frontage which leads to the spacious car parking accessed along the lane opposite the Cottage where there is safe parking for numerous cars.

ADDITIONAL INFORMATION

Services

Private water and drainage £35 pcm.

Mains electricity

Oil fired central heating

Ultrafast Full Fibre Broadband available (according to Openreach)

Good mobile phone coverage (according to Ofcom)

Local Authority

Wiltshire County Council, band E

EPC

E44

Pets

Considered, rent may vary

Holding Deposit

£537

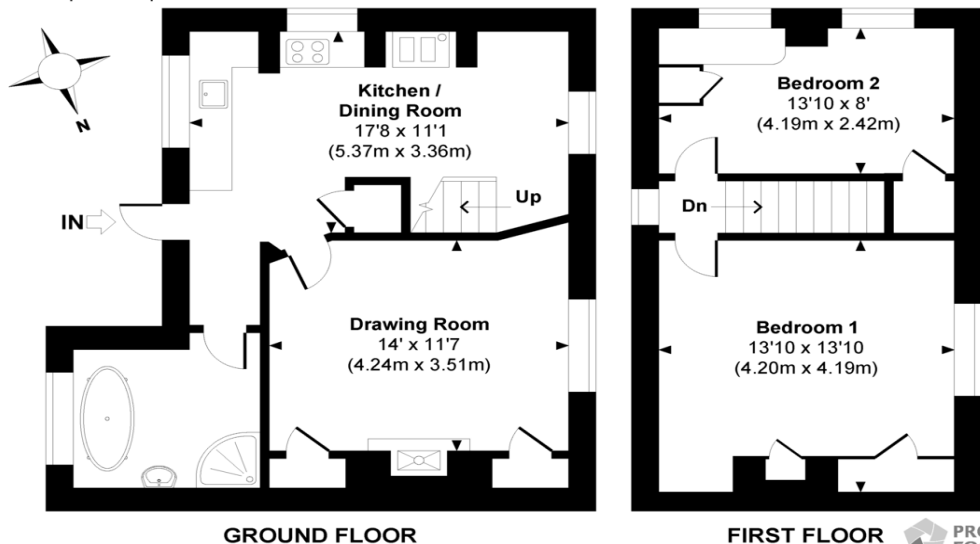
Total Deposit

£1,788



Bennells Cottage

Approximate Gross Internal Area
Total = 831 Sq Ft / 77.16 Sq M



PROPERTY FOCUS

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

SITUATION

Oxenwood is an AONB and within a Conservation area. It comprises a hamlet consisting of a Manor and a small number of Brick and Flint period properties. There are local primary schools at nearby Shalbourne and Great Bedwyn and St Katherine's in Savernake Forest which is a short drive from the cottage and highly regarded. Great Bedwyn also is the location of a doctor's surgery. The hamlet is surrounded by the wilds of Wiltshire with an abundance of attractive countryside and wildlife. There are plentiful good walks with nature immediately on the doorstep.

The nearby towns of Marlborough, Newbury and Andover provides a very good range of shops and facilities, including mainline railway station to Paddington at Great Bedwyn. There is also a mainline station to London from Andover, and the A303 providing links to London via the M3 and the West Country. The renowned Farleigh Prep School and Cheam School in addition to Winchester College and Marlborough College.

DIRECTIONS

From the Bullington Cross junction of the A303 and A34, take the A303 heading west. Take the junction signposted to Weyhill and immediately after exiting Weyhill roundabout proceed to Charlton then Hatherden and thereafter Conholt. At the top of Conholt hill signpost left to Oxenwood. Proceed left to Oxenwood along the long causeway until you reach the bottom of the hill whereby turn right to Oxenwood. Continue into Oxenwood along the Dark Lane passing the avenue of tall larch trees. On your right will be a No Through Lane signposted to Beacon Farm Buildings. The Cottage will be found 100 metres up that No Through Lane on the left. The Cottage stands directly opposite the long Cotswold stone pull in and The Green.

WINCHESTER

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