



 3 Bedrooms Semi-Detached House Asking Price Of **£450,000**
Winslow & The Old Post Office, Main Road, Ogbourne St. Andrew, Marlborough, SN8 1RZ

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3 Bedroom Semi-Detached House and Annex

- **Ogbourne St Andrew**
- **Three Bedrooms**
- **Separate 1 Bedroom Annex**

We are pleased to offer this three-bedroom house set in the stunning village of Ogbourne St Andrew with amazing rear views over-looking fields, in addition the former Post Office building fronting the main road is included providing further accommodation which could be incorporated into the main house. The ground floor accommodation comprises an entrance hall, bedroom three/study, inner hall with doors to kitchen, downstairs family bathroom and living room with double doors leading to dining room. To the first floor are two further bedrooms and a shower room. Other benefits include oil central heating, double glazed windows, detached garage, and off-road parking for two/three cars.

Property description

LIVINGROOM

13' 11" x 12' 9" (4.267m x 3.908m) Small bay window and patio doors overlooking the terrace and rear garden

DINING ROOM

12' 9" x 12' 2" (3.893m x 3.724m) Window overlooking the rear garden double doors to living room

KITCHEN

12' 2" x 9' 2" (3.715m x 2.795m) Wooden fronted range of kitchen units stainless steel sink unit space for fridge freezer and washing machine window and door to side garden



BEDROOM 3 / STUDY

12' 4" x 7' 4" (3.775m x 2.241m) Window and door to side garden

ENTRANCE HALLWAY

9' 3" x 12' 3" (2.84m x 3.751m) Front door leading to spacious entrance hall, storage cupboard and family bathroom, open tread stairs rising to first floor

FAMILY BATHROOM

5' 11" x 3' 10" (1.814m x 1.191m) Suite of low level WC, bath and wash hand basin

BEDROOM 1

12' 9" x 12' 2" (3.895m x 3.724m) double aspect window to side and rear fitted wardrobe

BEDROOM 2

12' 9" x 8' 10" (3.899m x 2.694m) Window to side

SHOWER ROOM

Enclosed shower cubicle wash hand basin and low level WC

THE OLD POST OFFICE

14' 11" x 31' 5" (4.562m x 9.598m) With its own entrance door fronting the main road this annex is currently converted into a one-bedroom flat with a separate bedroom, living room, kitchen, and bathroom. A blocked-up doorway could potentially give access to the main house subject to appropriate planning consent

SITUATION

Ogbourne St Andrew village and the hamlet of Ogbourne Maisey lies two miles north of Marlborough which is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants. In addition, there are the shopping areas in Hillier's Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford, and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale, and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.



We 
where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home
needs a personal touch.**

Paul Gregory
Sales Manager, Marlborough

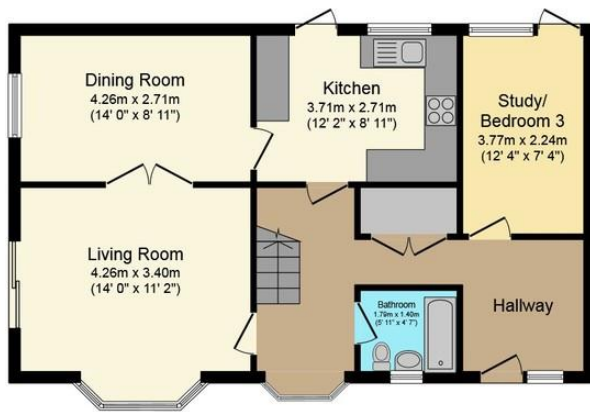


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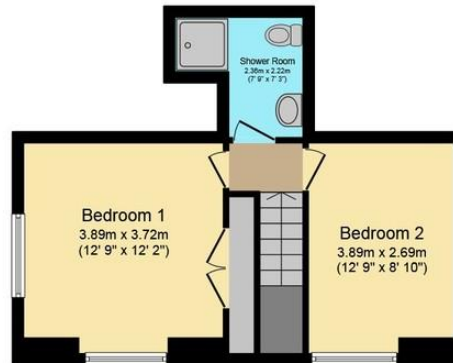
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Ground Floor

Floor area 66.3 sq.m. (714 sq.ft.) approx



First Floor

Floor area 35.1 sq.m. (378 sq.ft.) approx

Total floor area 101.4 sq.m. (1,091 sq.ft.) approx

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