



OGBOURNE ST. GEORGE,
MARLBOROUGH

Carter Jonas

KINGSCOT, OGBOURNE ST. GEORGE, MARLBOROUGH, WILTSHIRE, SN8 1SU

AMENITIES

- Detached
- Main Bedroom + ensuite shower room
- Two further double bedrooms
- Kitchen dining room
- Fitted Kitchen
- Spacious sitting room
- Utility Room & WC
- Character Features
- Garden
- Parking for Two Cars
- Village Location

SITUATION

Kingscot is located in Ogbourne St George, a picturesque village set at the foot of the Marlborough Downs amidst rolling countryside between Marlborough and Swindon. The village provides local amenities including a primary school (Ofsted Good), Little Dragons pre-school (Ofsted Outstanding), church, village hall and golf course. The pub, The Silks on the Downs, is located in nearby Ogbourne St. Andrew and has a calendar of great community events. 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 about 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.

DESCRIPTION

Kingscot is a stunning three double bedroom detached country cottage set in the heart of Ogbourne St George, a picturesque village 4 miles to the north of Marlborough.

Dating back to 1840, this home has a genuinely lovely feel throughout and enjoys an abundance of charm and character. The front entrance of this double fronted home leads into a small hall, off which the main reception rooms are accessed.

The double reception room is dual aspect with views to the front from the sitting room end, and French doors from the playroom to the rear terrace. The sitting room, a spacious yet cosy space, is centred around the wood burning stove, and is opened up to the playroom area, where there is an abundance of built-in cupboards. This area could also make a great study or formal dining area.

The generous kitchen / breakfast room is a fabulous room and very much the heart of the home. It has a lovely, farmhouse feel to it with tiled floor, exposed beams, wood burning stove, large pantry cupboard and pretty window seats in the two windows at the front. The ground floor accommodation is completed by the large utility room and downstairs cloakroom.

A CHARMING THREE DOUBLE BEDROOM DETACHED COUNTRY COTTAGE IN THE HEART OF OGBOURNE ST GEORGE, A PICTURESQUE VILLAGE ON THE OUTSKIRTS OF MARLBOROUGH.



It's not very often that you find a character cottage with three good sized bedrooms but Kingscot has three double bedrooms. The main bedroom is a great size and enjoys a modern ensuite shower room. The two further bedrooms are served by the stylish family bathroom.

OUTSIDE

The garden wraps around on three sides and offers three individual garden and terrace areas. The main garden is to the side of the house and is stocked with pretty country-cottage flower borders and has a picket fence surrounding it. A driveway leads to two parking spaces to the rear of the property, where there is a handy shed for additional storage.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, oil fired central heating.
- Council tax band: E
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for further details

GUIDE PRICE: £650,000 (Subject to Contract)

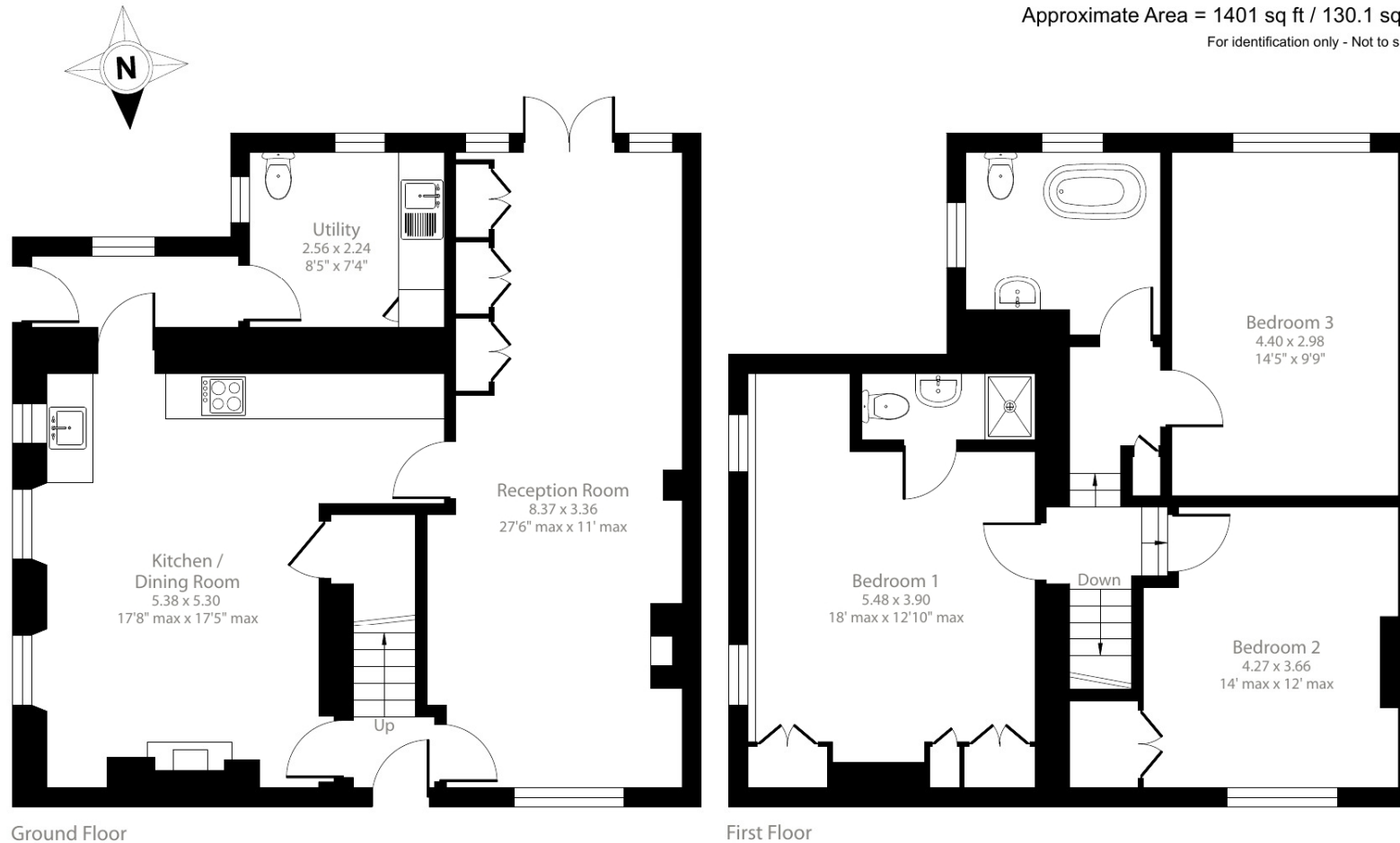
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Ogbourne St. George, Marlborough, SN8

Approximate Area = 1401 sq ft / 130.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Carter Jonas. REF: 1290404

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
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