



Fully refurbished to the highest of standards in 2016

Guide Price £1,050,000



MANOR COURTYARD Ogbourne Maizey



The Property

A full and comprehensive refurbishment programme was carried out in 2016 and was overseen by Julia Blunt Interiors including all the colours, textures, and lighting.

The property is presented to a very high standard throughout and includes, rewiring, replumbing, underfloor heating on most of the ground floor and in all bathrooms. An Oak garden room was added to the sitting room. Natural stone tiles, imported from Greece, a wealth of exposed oak, imported from an Alpine Chalet, and Sonos surround sound system have all added to the character of this family home.

The vaulted entrance hall with a bespoke oak staircase gives an impressive first impression of the house. The underfloor heating below the oak leads into the sitting room, with log burner and then into the garden room, with double doors and a fine outlook over the gardens. The kitchen breakfast/dining room/ family room, with underfloor stone slab heating system, has been very well thought out in both design and functionality and provides excellent storage and work surfaces including a central island, electric ovens and hob, double sink, space for fridge freezer and separate wine chilling fridge.

On the first floor the main bedroom suite enjoys a bright ensuite bathroom which comprises of a bath, two showers, twin sinks, and a dressing area. The second bedroom has an ensuite shower. Three further bedrooms and a family bathroom. On the second floor there is a further bedroom and shower room.





At a glance:

- Sitting Room
- Garden Room
- Modern Fitted Kitchen/ Dining Room/ Family Room
- Utility Room
- Cloakroom
- 6 Bedrooms
- 2 Ensuite Bathrooms, Family Bathroom and Shower room
- Home Office
- Off road parking
- Garden
- Garage

Situation

Ogbourne Maizey is a quiet hamlet of exclusive properties in a semi-rural setting with walks over the downs and a National Cycle Path on your doorstep. There is a good community owned, family-friendly pub at Ogbourne St Andrew, but a wider range of amenities can be found in Marlborough. Marlborough, a market town in the heart of Wiltshire, enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of cultural and social events such as music, art and literature festivals. A recent addition to the town is the Parade Cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with numerous other sporting and recreational facilities nearby.





Garden

The property is approached via a shared gravel driveway leading to ample off-street parking and garage. The gardens are mostly laid to lawn set behind characterful brick walling, a terrace and patio area for al fresco dining, and an array of beds with shrubs and plants with a few lightly dispersed trees.

Outbuildings

Garage





Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill and Stonehenge.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

General

Services: Mains water, electricity, and drainage. Oil fired heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: C

Council Tax Band: G

<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Postcode: SN8 1RN

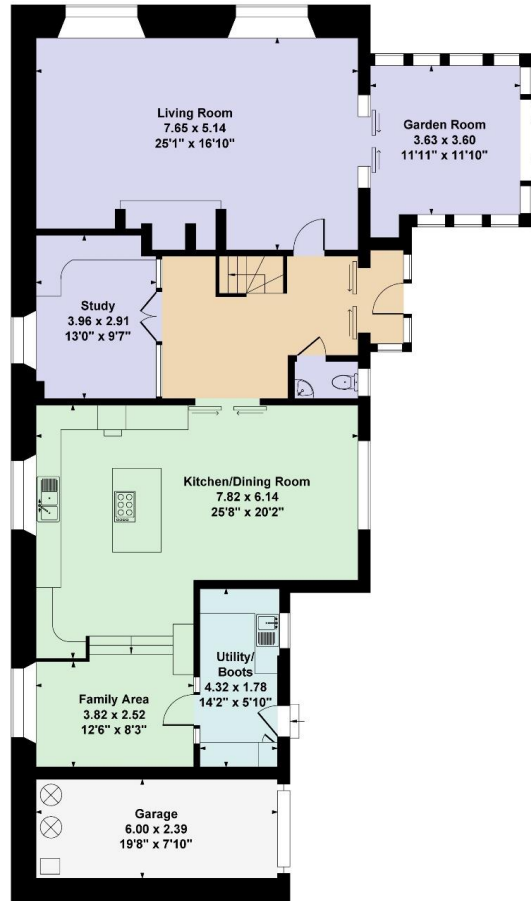
Directions: <https://what3words.com/classmate.pickup.roaming>



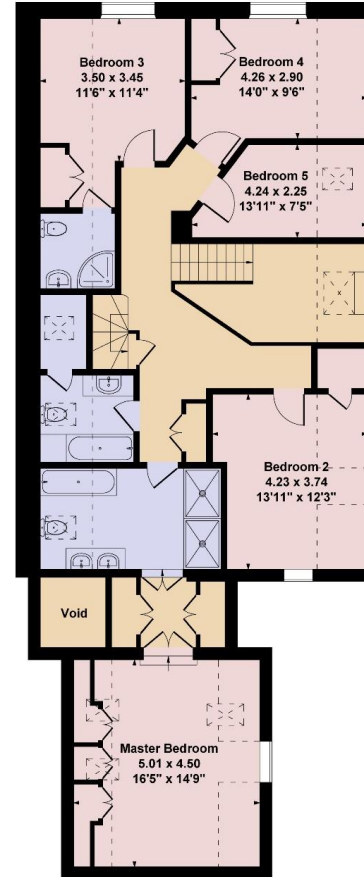
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs		71	76
England, Scotland & Wales		EU Directive 2002/91/EC	

6 Manor Courtyard, Ogbourne Maizey, Marlborough, SN8 1RN

Approximate Gross Internal Area
 Total = 312 sq m (3361 sq ft)
 Main House = 298 sq m (3211 sq ft)
 Garage = 14 sq m (150) sq ft



Ground Floor



First Floor



Second Floor

© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

