



**Backing Directly onto Open Fields**

Guide Price £845,000

**Winkworth**



## SHEEPRIDGE, OGBOURNE ST. ANDREW, SN8 1UJ

For sale with no onward chain, this large four bedroom detached home is located in the village of Ogbourne St Andrew and has fabulous uninterrupted views across fields to the Marlborough Downs.

In an area of outstanding natural beauty and backing directly on to open fields, this home has the perfect position for those looking for a property with a rural feel, yet within a short drive of the amenities that Marlborough offers.

Having been beautifully maintained over the years, this property family home offers large flexible accommodation both downstairs and upstairs.

When you enter the property, you come into the entrance hall which leads through to the living accommodation. The large lounge is dual aspect with a window to the front and patio doors at the rear leading out to the garden. The lounge boasts a large wood burning stove set into a marble surround and hearth which is a great focal feature of the room. At the rear of the house is the good sized dining room with a window looking over the garden, and the large kitchen/breakfast room. The kitchen has a range of fitted wooden units and built-in double John Lewis oven, hob, fridge and dishwasher. At the end of the kitchen is the breakfast room with patio doors out to the garden. From the kitchen you will find the inner hall with a door to the side garden, and then through to the useful utility room which has a door into the garage. This home also benefits from a study to the front of the property and a downstairs cloakroom.



On the first floor, the large landing leads to the four bedrooms. Each of the bedrooms is a good size with three doubles which all have fabulous views to the rear and a good size single to the front. All the bedrooms have built-in wardrobes. The main bedroom has a large ensuite bathroom with a large walk-in shower. The main family bathroom is a great size with a corner bath and separate shower cubicle.

The garden of this property is a good size and backs directly onto the open fields. Providing large lawn area to the rear with a patio accessed from the lounge and breakfast room, and the garden also wraps around the side of the house providing another large area, and access into both the utility room and the back of the garage.

A great selling point of this home is the large double garage which has two doors, one being electric, and power and lighting. At the front of the garage is a large driveway with parking for a number of cars.

### SERVICES

Mains water and electricity. Oil fired central heating.

EPC: D

Council Tax: G

### LOCATION

Ogbourne St Andrew is a highly sought-after village within 2 miles of the centre of Marlborough with a village pub/restaurant Silk on The Downs and church. The ancient Ridgeway is within easy reach offering excellent riding and walking. Pre and Primary schooling is in the nearby Ogbourne St George and the property is within catchment for the popular St Johns Secondary School in Marlborough.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





Total area: approx. 213.0 sq. metres (2292.5 sq. feet)

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