



**The Coach House, Poughcombe Barns,**  
Ogbourne St George, Marlborough, Wiltshire SN8 1SE

**£1,200 pcm**

**birkmyre**  
property consultants

## A BRIGHT AND SPACIOUS (1,566 sq ft) BEAUTIFULLY PRESENTED COACH HOUSE IN A RURAL SETTING CLOSE TO MARLBOROUGH

### Location

Ogbourne St Andrew is a pretty village lying 1 mile to the north of Marlborough. The village has a church and a pub/restaurant within walking distance. The nearby market town of Marlborough provides a wide range of shopping and leisure facilities whilst the larger regional centres of Salisbury, Bath and Swindon offer a wider range of services.

There is easy access to Junction 14 of the M4 motorway (80 miles to central London, 74 miles to Heathrow Airport), 14 miles away, and to the wider main road network. There are regular trains from Swindon, Great Bedwyn, Hungerford and Pewsey to London Paddington. Oxford Airport is about 46 miles to the north east

and Bristol International Airport is about 60 miles to the west.

There are a number of excellent schools close by including the Ogbourne St George and St Andrew C of E Primary School at Ogbourne St George, Pinewood, St Francis Pewsey, St John's Marlborough, Marlborough College, St Mary's Calne and Dautsey's.

There are many opportunities for walking riding or cycling in the area.

### Description

The Coach House is built of brick elevations under a pitched tiled roof and is primarily arranged over two storeys. The property is double glazed and well

appointed with spacious living accommodation of over 1,500 sq ft.

### Accommodation

Ground Floor: Utility Room  
First Floor: Open Plan sitting room and well appointed kitchen  
Two double bedrooms both with en-suite bathrooms  
Dressing room/walk in wardrobe

The Coach House forms part of Poughcombe Barns and is situated on a no-through lane overlooking paddocks and the Marlborough Downs.

### LOCAL AUTHORITY

Wiltshire Council, County Hall, Trowbridge  
Wiltshire BA14 8JN, Tel: 01225 713000

### Terms:

Availability: May 2021  
Unfurnished  
Pets: Strictly no pets  
Term: long preferred  
Deposit: a sum equating to 5 weeks' rent  
Rent: payable monthly in advance  
Services: payable by the tenant  
Strictly no smokers.

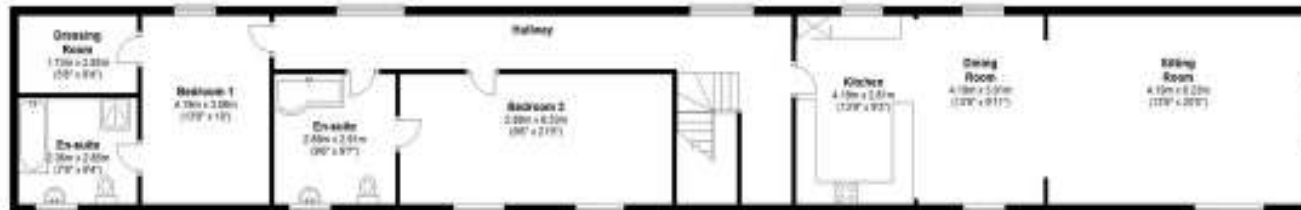




**Ground Floor**  
 Approx. 16.2 sq metres (173.2 sq feet)



**First Floor**  
 Approx. 122.3 sq metres (1321.3 sq feet)



Total area: approx. 145.5 sq metres (1566.5 sq feet)  
 This footprint is to be used as guidance only. The accuracy of these plans cannot be verified.  
 Plan produced using PlanU.





#### Important Notice

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