



RECTORY FARM

OGBOURNE ST GEORGE, MARLBOROUGH, WILTSHIRE

webbpaton

Rectory Farm

Ogbourne St George, Marlborough, Wiltshire, SN8 1SL

Marlborough – 3.3 miles

M4 Junction 15 – 4.1 miles

Swindon Train Station – 7.4 miles

Offers in excess of £1,300,000
Available as a whole or in two lots

INTRODUCTION

Rectory Farm sits in an exceptional position, located within the picturesque village of Ogbourne St George, Marlborough. The property provides an exceptional opportunity to purchase a period farmhouse with adjoining land, which could lend itself to various alternative uses (subject to planning). Rectory Farm includes a four-bedroom farmhouse, a small range of outbuildings and approximately 16.29 acres of permanent pasture. In total the whole extends to 17.04 acres.

With potential to substantially renovate and remodel the farmhouse (subject to planning), Rectory Farm provides an opportunity to create an exceptional family home with plenty of scope and space to extend and enhance.

SITUATION

Rectory Farm sits within Ogbourne St George, a village close to Marlborough, which sits within the beautiful North Wessex Downs Area of Outstanding Natural Beauty.

With beautiful views overlooking the Downs to the rear of the property, Rectory Farm benefits from being in a village location whilst being adjoined by a decent size block of land which allows for plenty of space and privacy.

Given Rectory Farm's position, it is within easy reach of the vibrant market town of Marlborough, this being a 10 minute drive away. Marlborough offers a very good choice of shopping and amenities, accompanied by excellent restaurants and cafes. There are a range of particularly good schools in the local area with the prestigious Marlborough College being located within the town itself. The property is extremely well connected being 10 minutes from Junction 15 of the M4 and the A419, which leads to the M5. Trains to London Paddington go from Swindon, Great Bedwyn and Hungerford (a rail journey of an hour or less).

LOT 1 – GUIDE PRICE £1,050,000

The farmhouse is an attractive, period farmhouse constructed of red brick, under a tiled roof. On the ground floor the property comprises a kitchen and sitting room whilst to the rear there are various utility and storage rooms. On the first floor the landing leads to a family bathroom and two double bedrooms (one of which has an ensuite). The second floor consists of two further rooms which are under the eaves with dormer windows. These two rooms could be made in to two further bedrooms but are not currently fully converted. Outside there is a large and well maintained garden, which is approximately 0.75 acres.

The farmhouse is in need of renovation and updating but offers a rare and exciting opportunity to reconfigure and extend the property to create an excellent family home. The Gross Internal Area extends to approximately 292.70 m² (3,142.70 ft²) which includes the basement.





There is a small range of breeze block constructed, single storey outbuildings situated to the side of the farmhouse. These buildings could be repurposed for alternative uses, subject to planning. A yard area is also situated to the side of the farmhouse, providing plenty of space for off road parking. The outbuildings extend to approximately 49.6 m² (534 ft²). Accompanying Lot 1 is a level paddock extending to 4.65 acres in total. This paddock is directly to the rear of the garden and can be accessed via an established entrance to the side of Rectory Farmhouse. Boundaries are either fenced or marked by hedgerows. At the bottom of this paddock is a timber field shelter and a small redundant yard which is currently surrounded by breeze block walls.



LOT 2 – GUIDE PRICE £250,000

Lot 2 consists of two paddocks of permanent pasture, extending to 11.64 acres in total. The land is mainly level albeit, in field SU1974 7128 the land slopes gently upwards to the northeast. Lot 2 benefits from a separate vehicular access in the north corner of field SU1974 6239, directly off the public highway.

The land is Grade 3 quality and is bordered by the River Og to the south. The land presents a potential range of opportunities to anyone with equestrian or amenity interests, subject to the relevant planning permissions. The land is not subject to any environmental schemes.

OVERAGE

It should be noted that if the property is sold as a whole, the sale will be subject to an overage which will be triggered if any residential development is granted planning permission on the land. We envisage this overage being 30% of the uplift in value for a 20-year period. The overage will not be triggered if any development takes place on the existing farmhouse or buildings.



METHOD OF SALE

The property is offered for sale as a whole or in two lots by private treaty.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession on completion.

SERVICES

It is understood the farmhouse is connected to a mains water supply, mains electric and benefits from a good broadband connection. There is a private drainage connection and oil-fired central heating. The land benefits from a private water supply.

COUNCIL TAX & LOCAL AUTHORITY

The farmhouse is in Band F for Council Tax purposes. The relevant local authority is Wiltshire Council at <https://www.wiltshire.gov.uk/>

PUBLIC RIGHTS OF WAY

There is a public footpath situated along the northeast border of SU1974 7128 and SU1974 8728. There are no other public rights of way affecting the property.

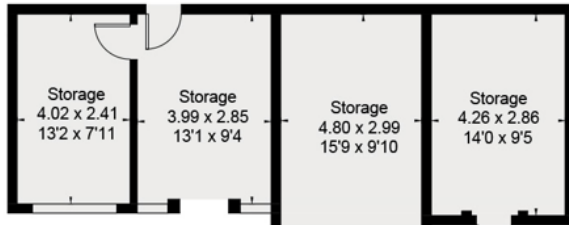
DIRECTIONS

Rectory Farm is located in the centre of Ogbourne St George on the High Street. The postcode is SN8 1SL. A WebbPaton 'For Sale' board will be located at the front of Rectory Farmhouse with another board located at the separate entrance to Lot 2.

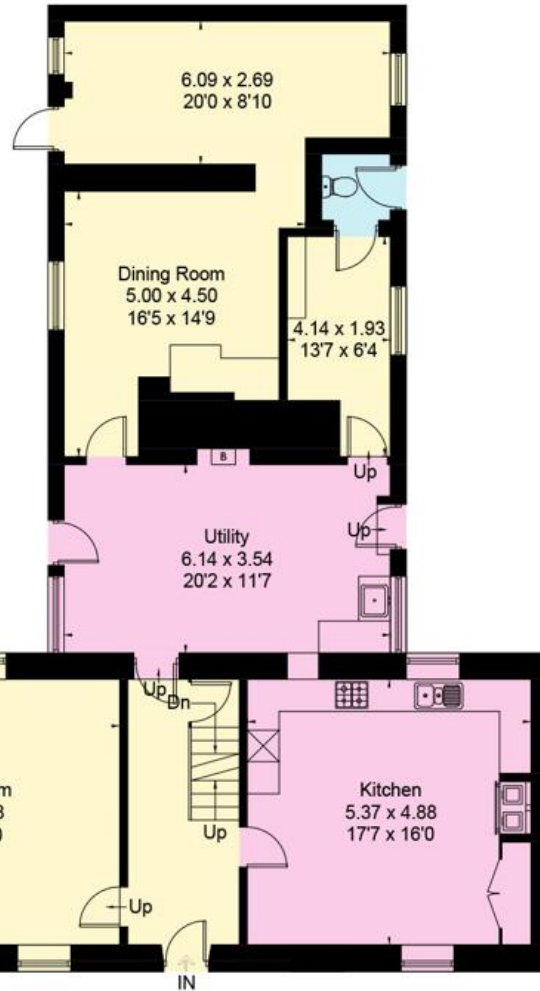
VIEWINGS

All viewings are strictly by appointment only. Viewings should be arranged through WebbPaton on 01793 842055.

NOT TO SCALE

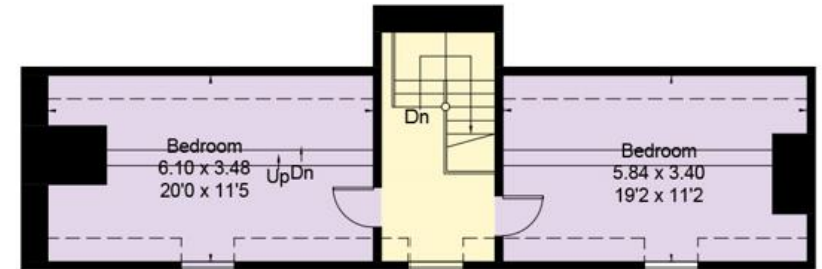


(Not Shown In Actual
Location / Orientation)

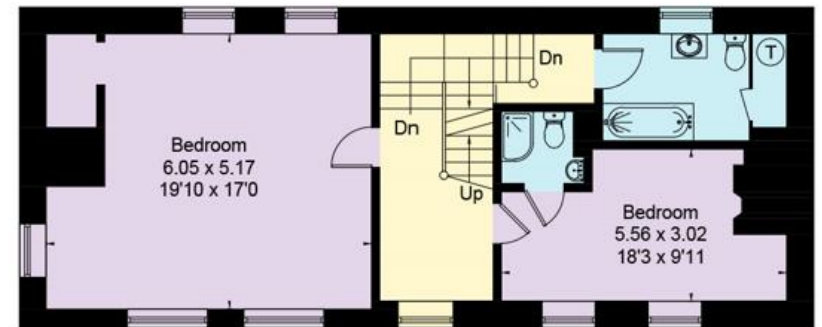


Lower Ground Floor

Ground Floor



Second Floor



First Floor

Approximate Area = 267.7 sq m / 2881 sq ft
Basement = 25.0 sq m / 269 sq ft
Outbuilding = 49.6 sq m / 534 sq ft
Total = 342.3 sq m / 3684 sq ft
Including Limited Use Area (10.4 sq m / 112 sq ft)

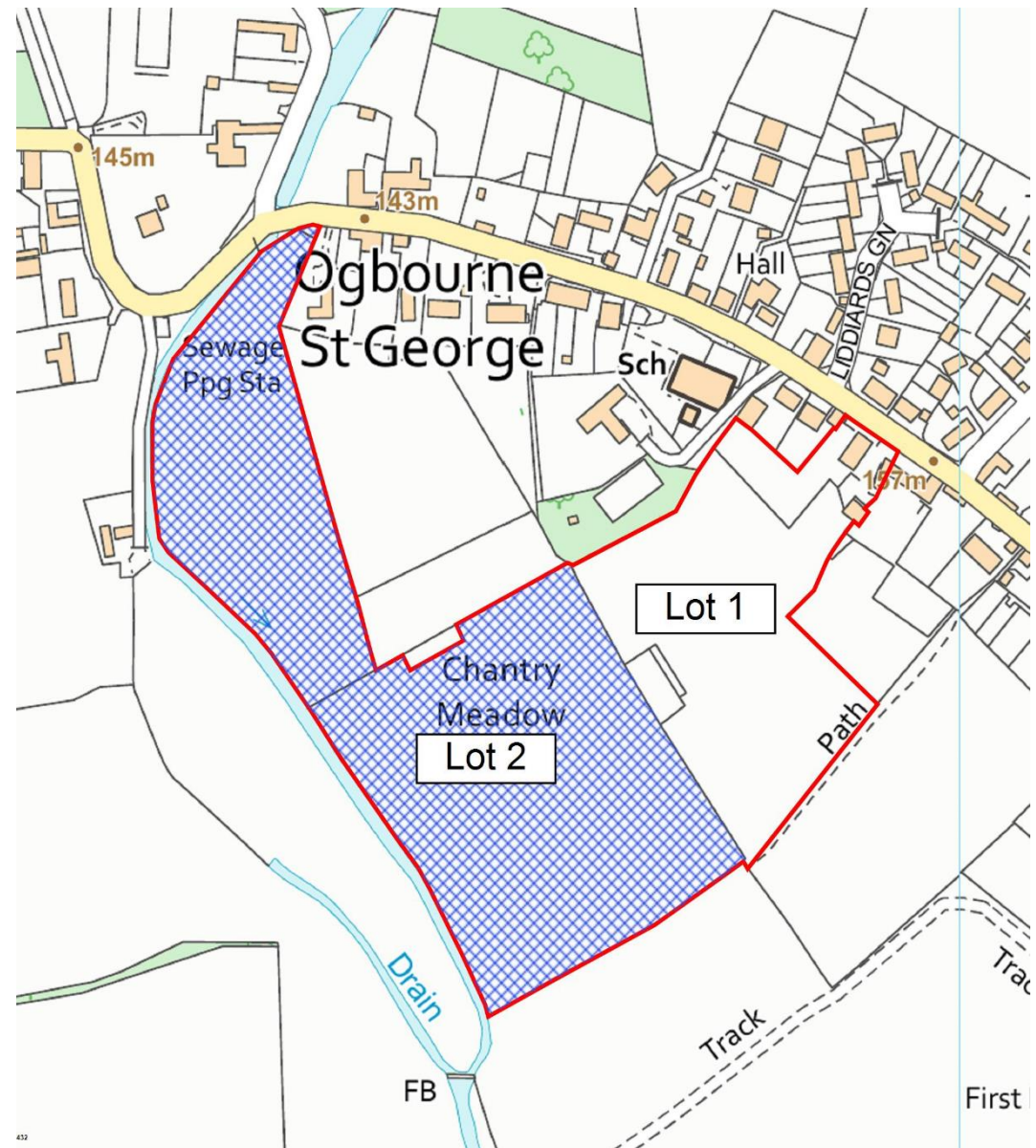
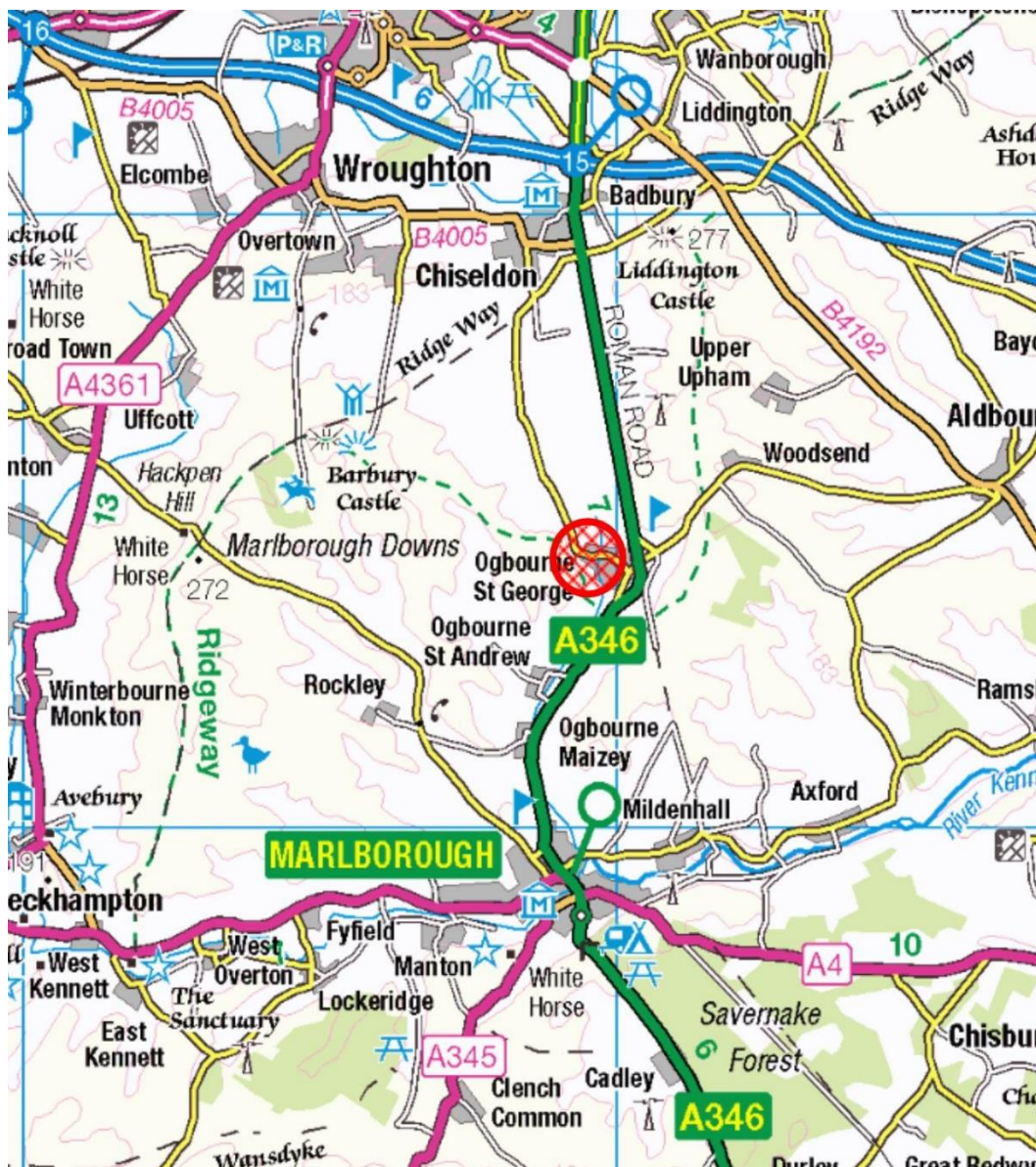
WebbPaton LLP Rural & Commercial Valuers

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



IMPORTANT NOTICE
WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

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