



**PARKLANDS HOTEL,
OGBOURNE ST GEORGE**

Carter Jonas

1, PARKLANDS HOTEL, OGBOURNE ST GEORGE, SN8 1SL

AMENITIES

- Converted Hotel
- Mews Development
- High Spec throughout
- Generous living spaces
- Parking
- High-end Bathrooms
- Village Location

SITUATION

Parklands Hotel has been converted to form three new mews homes, set in the heart of the village of Ogbourne St George. The village is set at the foot of the Marlborough Downs amidst rolling countryside between Marlborough and Swindon. The village provides local amenities including a primary school, Little Dragons pre-school (Ofsted Outstanding), church, village hall, golf course and public house. 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

1 Parklands Hotel forms one of three newly converted mews homes, forming part of the original Parklands Hotel.

Each property has had careful consideration taking to every detail of the property and has been finished to the highest of standards. There is feature lighting to most rooms, stone flooring to the kitchen which has gloss finished wall and base units and integrated appliances, state of the art bathrooms with marble tiling and feature paintwork to the bedrooms. The properties have been completed renovated throughout and are offered in move in ready condition.

1 Parklands is arranged over three floors over flexible and versatile living accommodation. A basement level is the perfect children den or playroom. To the first floor is the open plan sitting and dining room and the kitchen. To the first floor are two double bedrooms, both of which have their own ensuite bathrooms.

A NEWLY CONVERTED MEWS HOME FORMING PART OF THE OLD PARKLANDS HOTEL SET IN THE HEART OF THE VILLAGE.



OUTSIDE

There is an area of hardstanding providing off-street parking for one vehicle. There is also ample on-street parking available.

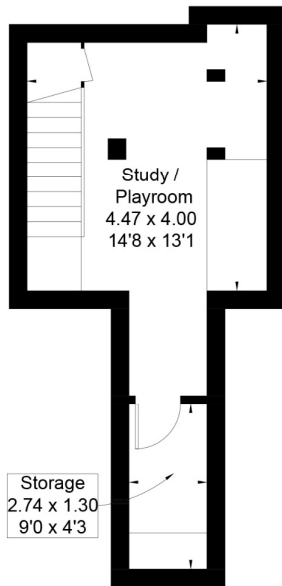
GUIDE PRICE: £345,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

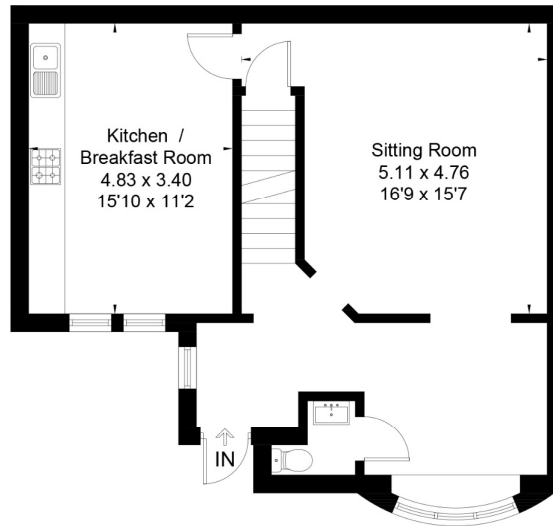


Classification L2 - Business Data

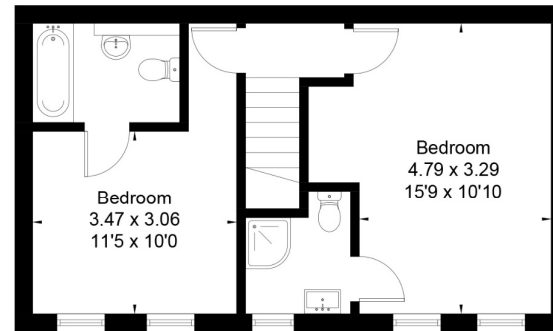
Parklands Hotel, Ogbourne, SN8
 Approximate Area = 1063 sq ft / 98.8 sq m
 Basement = 246 sq ft / 22.9 sq m
 Total = 1309 sq ft / 121.7 sq m



Basement



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating
- Council tax band: TBC
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to Ofcom website



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73216

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

carterjonas.co.uk
 Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data