

THE HASOCK

Magazine 



THE
COUNTRY
HOUSE
DEPT.





THE *Hassock*

21 Oxenwood, Marlborough, SN8 3NQ



The Hassock is a Victorian property that not only offers light, space and height in abundance; it is a delightful period property that has been extended and improved. It has good reception rooms as well as a centrally placed kitchen. There is a delightful conservatory that links the house to the outbuilding which, could serve as a 5th bedroom or a further reception room. The end result is a house that offers excellent accommodation with beautiful gardens and woodland. The property also benefits from planning consent (PL/2021/03227) to extend the accommodation further on the 2nd floor.

Oxenwood lies in the heart of a Conservation Area and was a sparsely populated area until several Victorian buildings were erected in the 1860s, designed by Samuel Teulon, a notable Gothic Revival architect, which then gave the area a core and village focus.

On the borders of three counties, Wiltshire, Hampshire & Berkshire, the property is located in the hamlet of Oxenwood, amongst wonderful, rolling countryside consisting of estates and farmland, near the highly popular villages of Shalbourne & Vernham Dean. Upon arrival, there is immediately a sense of its wonderfully private setting. There is an abundant network of footpaths and bridleways that are easily accessible from the property, allowing for some delightful dog walks and riding.







THE FINER *Details*

Bedrooms

4 / 5

Reception Rooms

4

Bath/Shower Rooms

3

Acreage

2.77

What3Words

///gallons.homeward.ballroom

Co-Ordinates

51°19'49"N , 001°33'46"W

Services

Mains electricity
Private water and drainage
Oil fired central heating
Full fibre broadband
EV Charge point

Listing

Grade II

EPC

E

Council Tax

Band G

Local Authority

Wiltshire













ABOUT THIS *Area*



Oxenwood has excellent access to larger, surrounding villages. Shalbourne is the largest local village and is about a 2.5 miles away; it has a church, an excellent pub, an award winning local store & Post Office as well as a cricket club and village hall. There is also Vernham Dean, 3 miles away, which also has an excellent pub, The George, as well as a church, C of E primary school, playing fields and a village hall.

The market towns of Hungerford and Marlborough are 7 & 11 miles away respectively. Both have large open market squares and numerous pubs, these bustling market towns are suffused in history. But what you might not know is that both towns are home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of nearby dining options and a thriving café culture. If that wasn't enough, its locality to outstanding schools, great leisure facilities and abundant footpaths.

There are a number of excellent state and independent schools in the area (Farleigh, St Johns, Marlborough College & Pinewood to name but a few) and road communications are fantastic with good access to London with the M4, the north via the A34 and the M5 & A303 to the west.





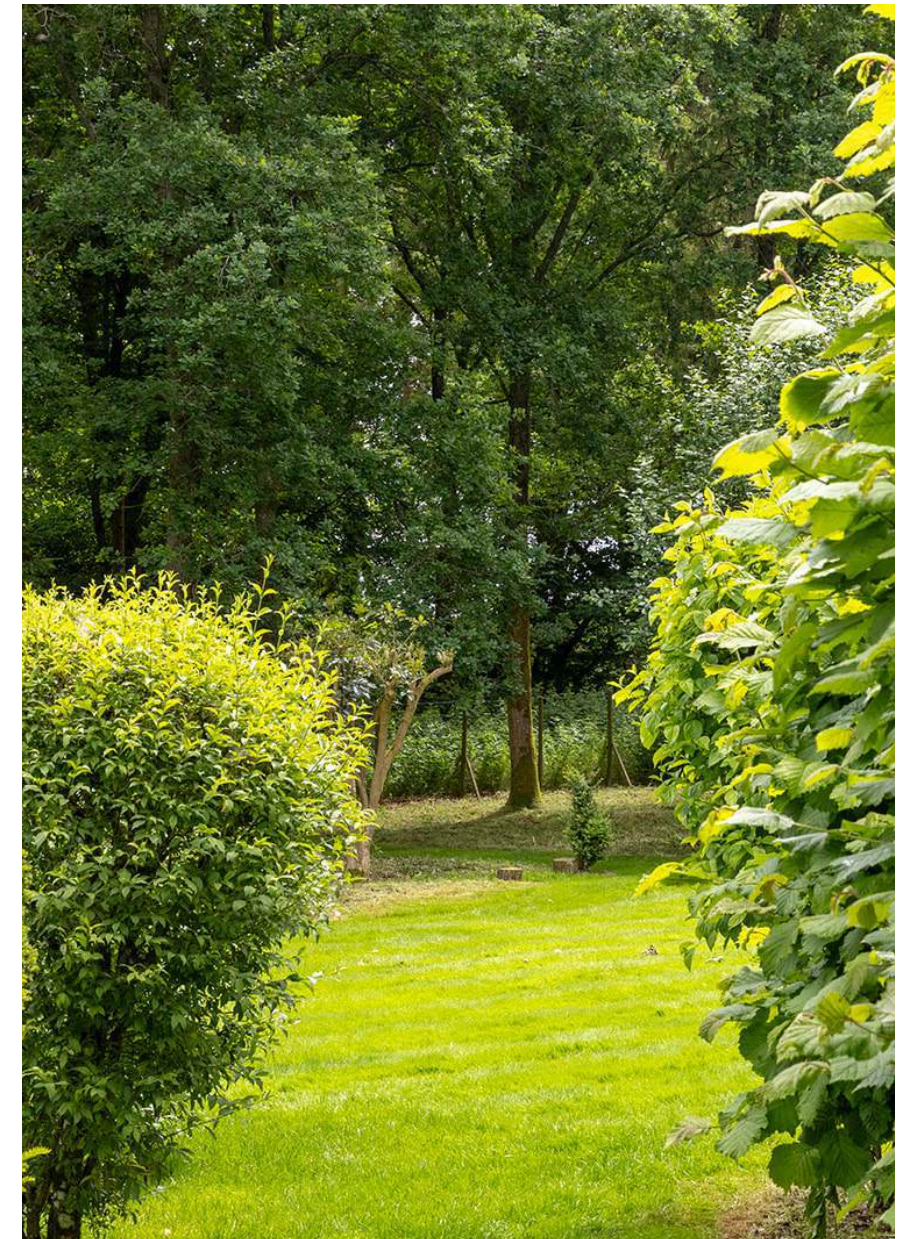




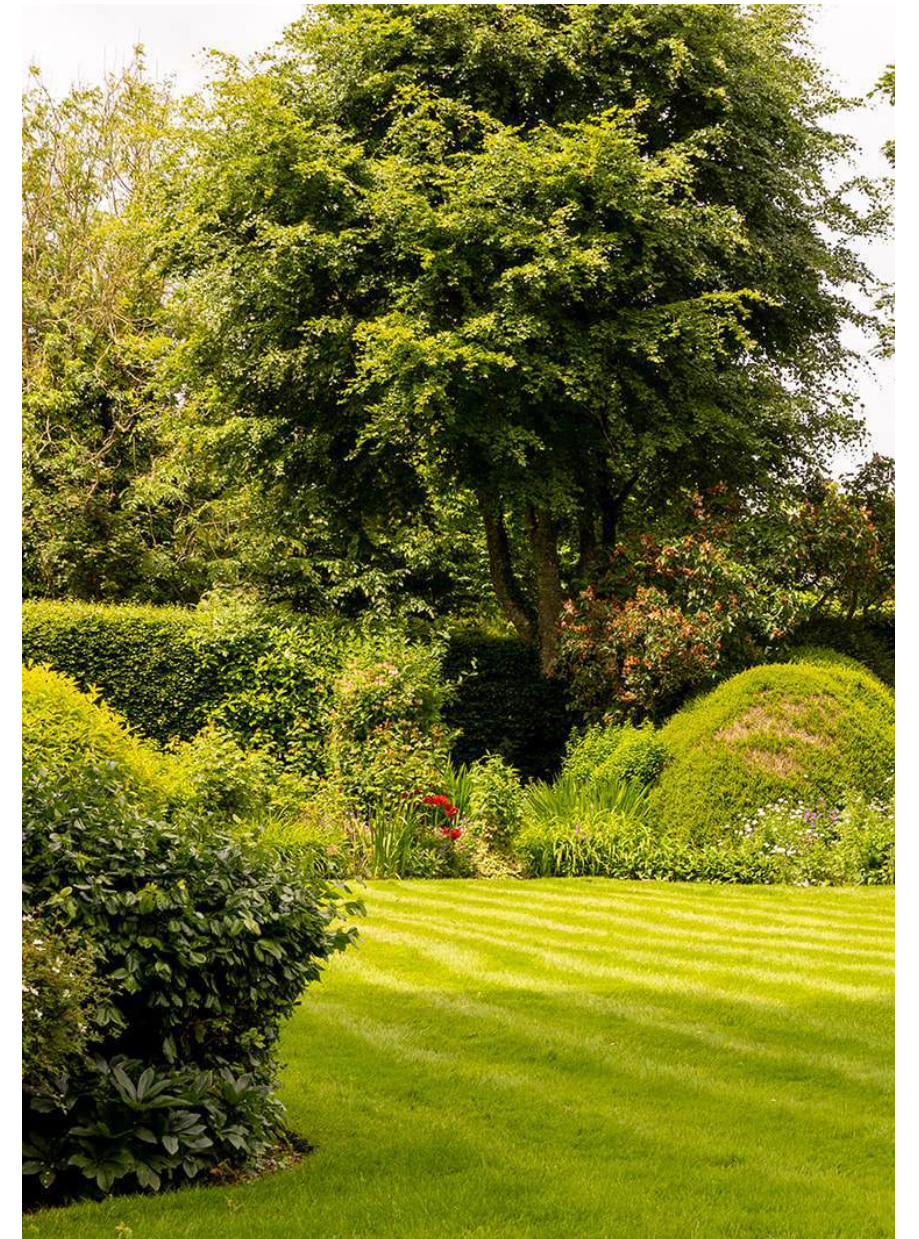


















POINTS OF *Interest*



Towns and Cities

Hungerford 7 miles
Andover 10 miles
Marlborough 11 miles
Newbury 17 miles
London 75 miles

Pubs & Restaurants

The Plough, Shalbourne
The George, Vernham Dean
The Swan, Wilton
The Crown & Anchor, Ham

Train Stations

Hungerford Station 7 miles
(Paddington from 65 mins)
Andover 10 miles
(Waterloo from 72 mins)
Newbury Station 17 miles
(Paddington from 52 mins)

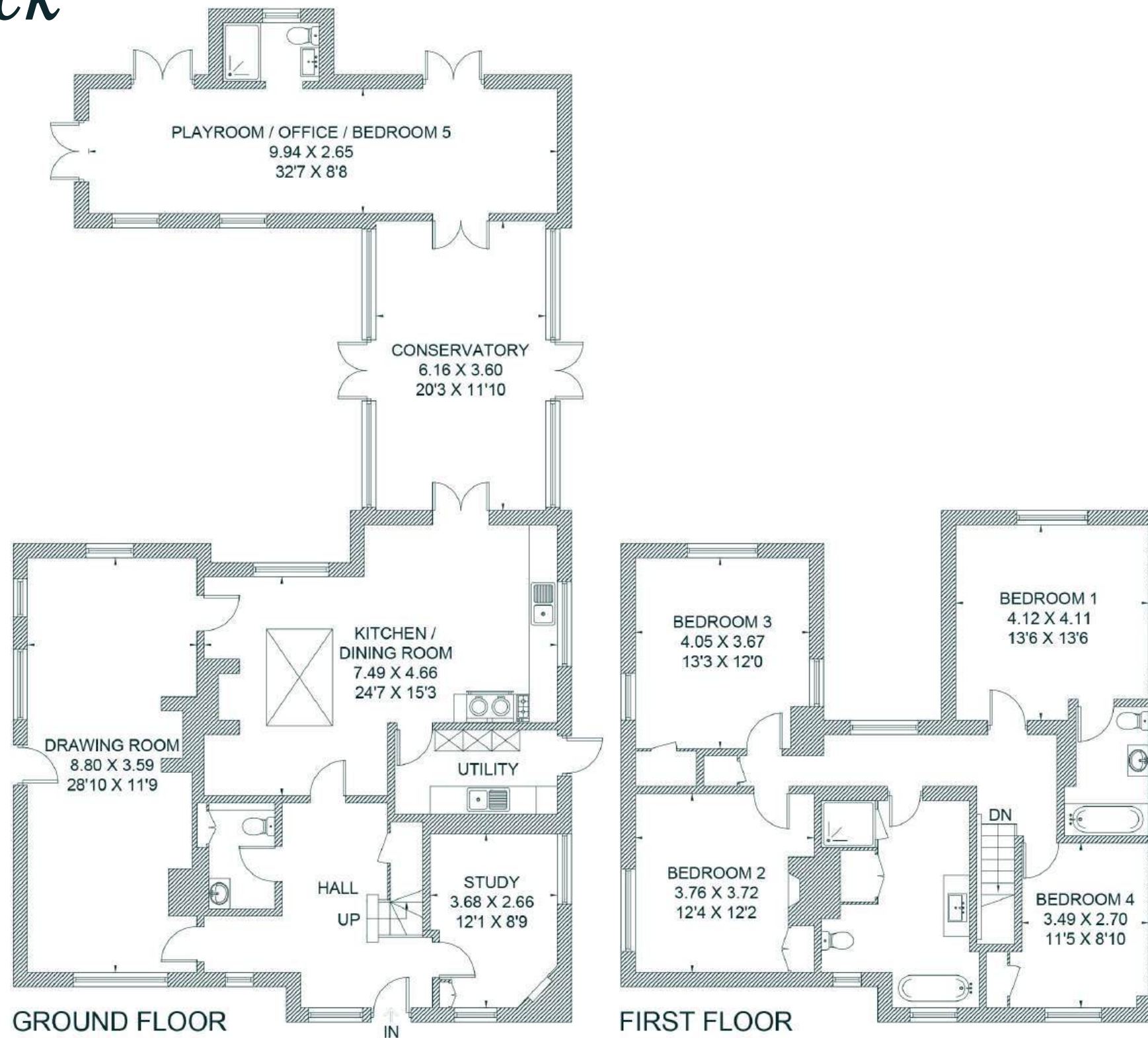
Airports

Southampton Airport 41 miles
London Heathrow 60 miles
Bristol Airport 72 miles



FLOORPLANS

The Hassock



Total - 249.1 sq m / 2,681 sq ft

AREA GUIDE

Wiltshire 🍷

Wiltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty (which Oxenwood sits within) and there are numerous ways to enjoy our quintessentially English countryside.

Walking - Bath skyline walk

This elevated circular walk provides a wonderful perspective of Bath with the contrast of the city nestled among the rural landscape. The walk captures the World Heritage Site whilst walking through wildflower meadows, woodland and farmland.

Eating Out - The Beckford Bottleshop

Tucked away in a secluded backstreet is this charming bistro in the building of a former tea merchants and grocers. This contemporary wine merchants has a wonderfully relaxed atmosphere which serve a selected artisan cheese, charcuterie and Michelin bib-gourmand winning small plates and the perfect place to find, try and buy wine.

Event - Royal Bath & West Show

This fabulous family day out takes place at the beginning of June. Centred around rural life there are a plethora of activities, demonstrations and entertainment over a three day period.

Day Out - Stourhead House & Garden

With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s. Winding paths offer vistas through trees to classical temples and beautiful scenery at every turn.





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