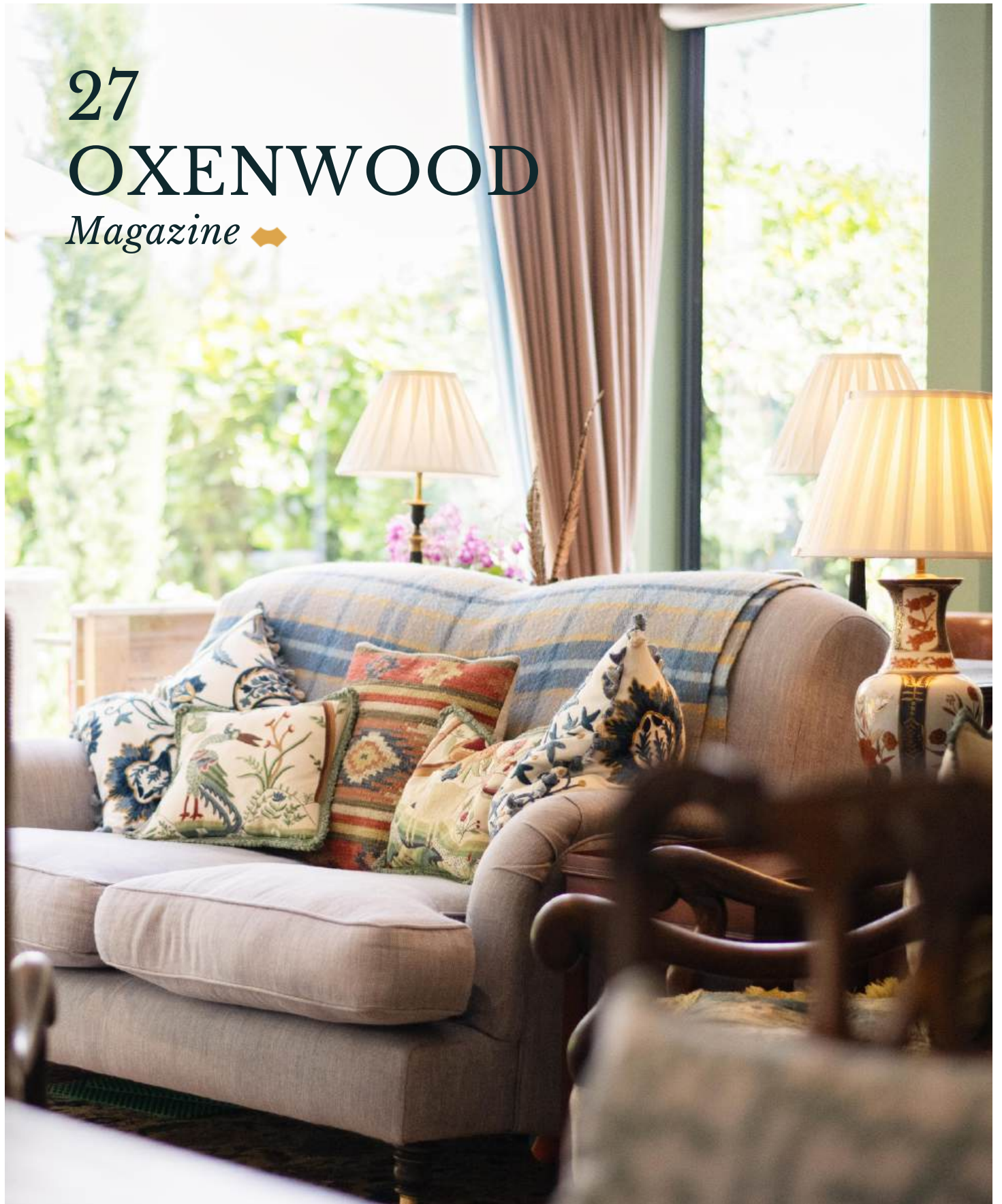


27

OXENWOOD

Magazine ◆



THE
COUNTRY
◆ HOUSE
DEPT.



27



27 *Oxenwood*

Marlborough, Wiltshire, SN8 3NQ



27 Oxenwood not only offers light, space and height in abundance; it is a delightful attached property that has been significantly extended and improved and has a huge amount of charm and character. The end result is a house that offers excellent accommodation, incredible gardens, a useful outbuilding and a double garage. There is also a study upstairs that can double as an occasional bedroom.

Set on the border of three Counties, Hampshire, Berkshire & Wiltshire, the property is located in the hamlet of Oxenwood, is set 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 it's wonderful private setting. There is an abundant network of footpaths and bridleways that are easily accessible from the property allowing for some wonderful dog walks and riding.







THE FINER *Details*

Bedrooms

3

Reception Rooms

2

Bath/Shower Rooms

2

Outbuildings

1

Acreage

0.24

What3Words

[///goggle.workflow.loafing](https://www.what3words.com/lookup/goggle.workflow.loafing)

Co-Ordinates

51°19'49"N , 001°33'46"W

Services

Private water supply
Mains drainage and electricity
LPG fired heating (new boiler 2025)
Fibre Broadband

EPC

F

Council Tax

Band F

Local Authority

Wiltshire













ABOUT THIS *Area*



Oxenwood is a small rural hamlet on the North Downs, 10 miles to the south of Andover, near the villages of Shalbourne, Vernham Dean and Linkenholt. It is surrounded by farms, estates and woodland. Shalbourne is the largest local village and is about a 2.5 miles away; it has a church, a pub, an award winning local store & Post Office, cricket club and village hall. There is also Vernham Dean, 3 miles away, which has a great pub, The George, as well as a church, C of E primary school, playing fields and a village hall.

The market town of Hungerford is 7 miles away. With its large open market square and numerous pubs, this bustling market town is suffused in history. But what you might not know is that contemporary Hungerford is 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, mean the town is fast becoming West Berkshire's most sought after small town.

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, the north and the M5 to the west.

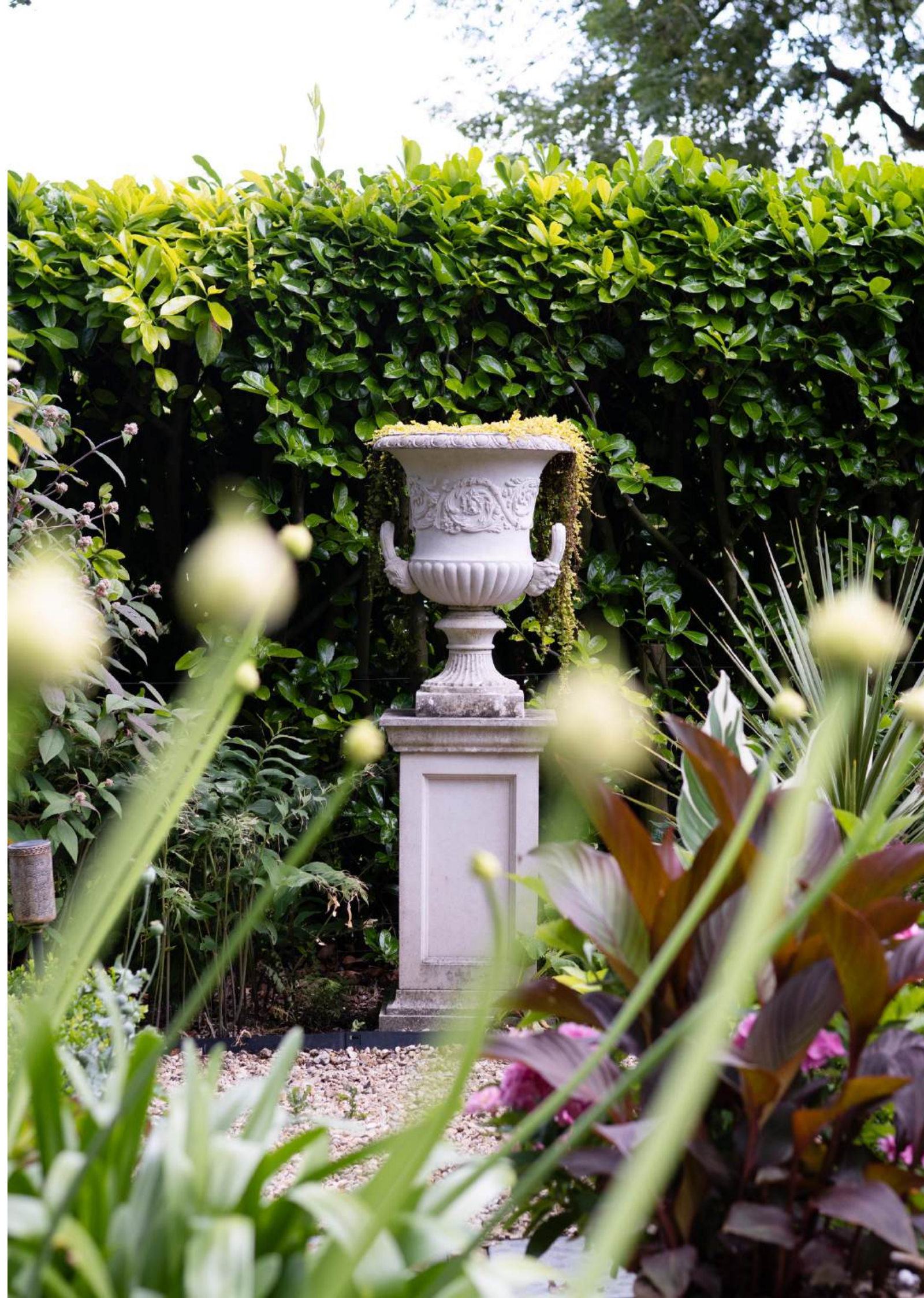














POINTS OF *Interest*



Towns and Cities

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

Pubs & Restaurants

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

Train Stations

Hungerford 7.5 miles
London Paddington from 65 mins
Andover 10.1 miles
London Waterloo from 72 mins
Newbury 17.1 miles
London Paddington from 52 mins

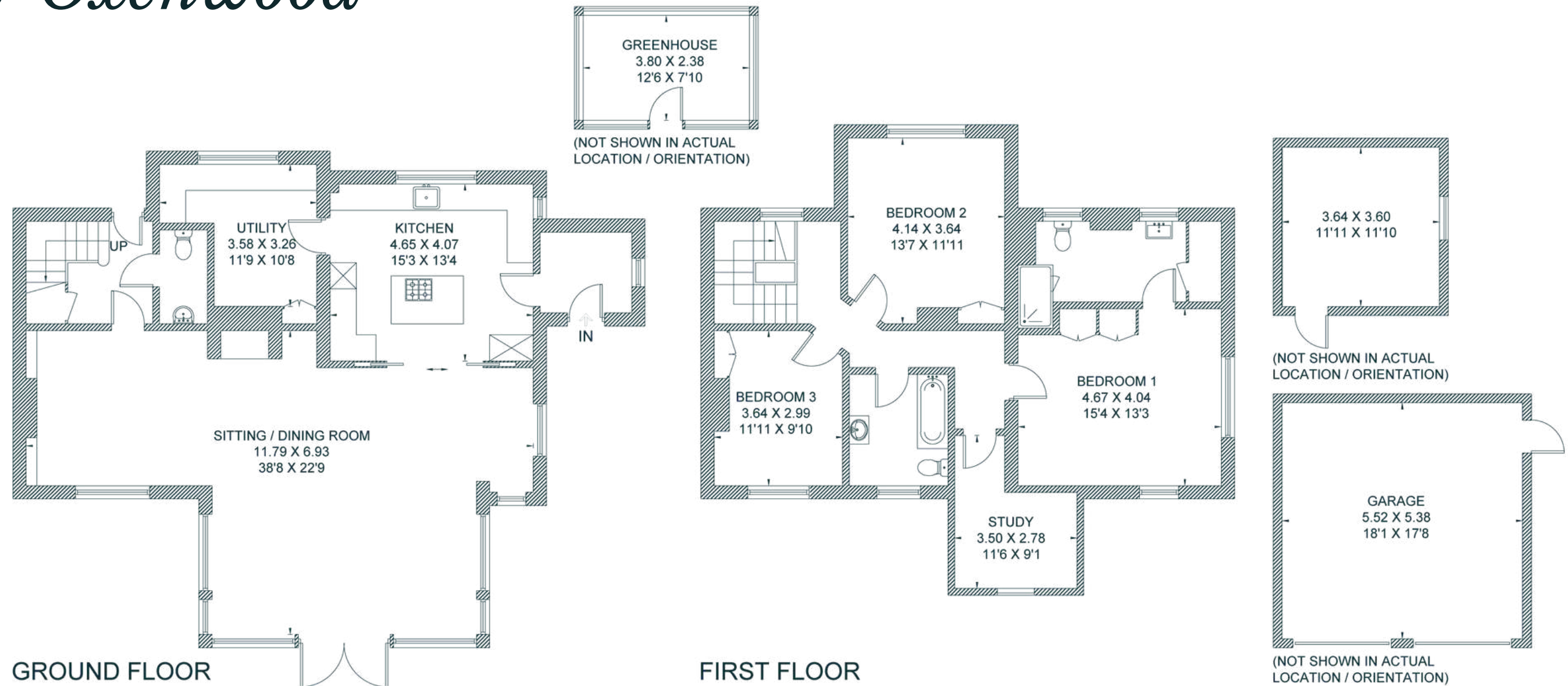
Airports

London Heathrow 62.1 miles
Bristol Airport 69.8 miles
Gatwick Airport 90 miles



FLOORPLANS

27 Oxenwood



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 #95030

Total - 241 sq m / 2,594 sq ft
House - 189 sq m / 2,034 sq ft | Outbuildings - 52 sq m / 560 sq ft (Including Garage)

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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 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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