



JUBBS LANE, OGBOURNE ST. GEORGE
£2,000 per month*

Carter Jonas

JUBBS LANE, OGBOURNE ST. GEORGE, WILTSHIRE

An impressive and well-presented four-bedroom detached house located in the civil parish of Ogbourne St. George

THE PROPERTY

Jubbs Lane is a fabulous family house built of brick elevations under a pitched tiled roof and relieved by double glazed windows. There is scope to expand the property subject to planning permission.

This stylish house offers wonderfully proportioned rooms, is immaculately presented and has been tastefully finished throughout.

From the entrance hall doors lead to a spacious sitting room with a fireplace and patio doors open onto the pretty and good-sized rear garden. The spacious kitchen/dining room is fitted with a great range of shaker style wall and floor cupboards as well as integrated appliances and leads onto the garden through bi-folding doors.

The house offers spacious and flexible living space and also enjoys a particularly useful study/playroom on the ground floor, as well as a downstairs cloakroom.

On the first floor is a generous main bedroom to the rear of the house accompanied with an en-suite shower room. There are three further bedrooms (two doubles and one single), all of which are served by the well-appointed family bathroom.

There is a double garage situated at the front of the property along with off street parking for two cars. To the rear of the property is a north-west facing garden, perfect for enjoying the late afternoon sun. The garden is enclosed by close board fencing, has an array of mature shrubs and is part paved / part laid with grass.

Council Tax Band: E (Wiltshire council Website for cost)

EPC D

The holding deposit for the property will be £461.53 and the deposit £2,307.69 subject to the rent being as advertised at £2000 pcm.

Pets: No

Services: Mains water and drainage, oil central heating.

Internet & Mobile: Further information on availability and speeds can be found at

Ofcom website. Internet services available are FTTC or ADSL.



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



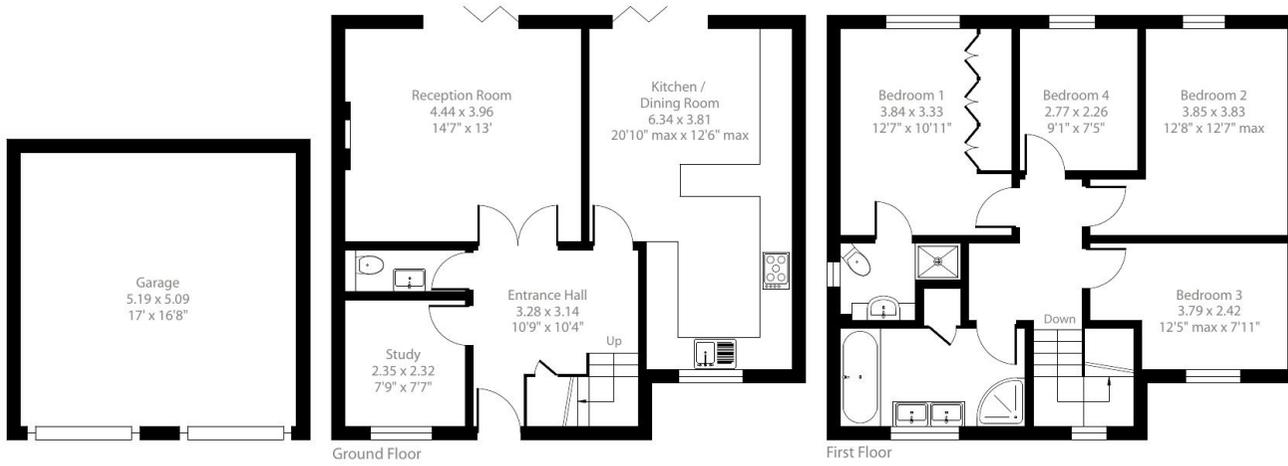
Jubbs Lane, Ogbourne St. George, Marlborough, SN8

Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 284 sq ft / 26.3 sq m

Total = 1556 sq ft / 144.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Carter Jonas. REF: 1219903

T: 01672 519700

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk

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Classification L2 - Business Data

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