



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



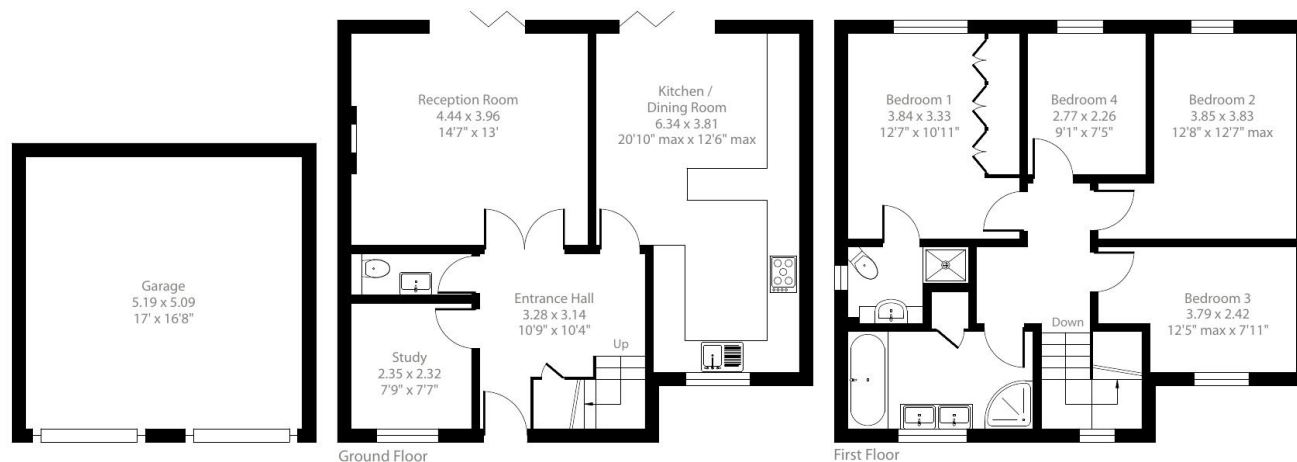
Jubbs Lane, Ogbourne St. George, Marlborough, SN8

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

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.