



3 Ogbourne, Colerne, SN14 8DJ
Offers In Excess Of £525,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 4
Bathrooms: 2
Receptions: 2

This period property has been meticulously improved by the current owners and is presented in immaculate condition, offering versatile accommodation arranged over four floors. An attractive entrance porch, added by the current owners, provides a practical space for coats and shoes before leading into a stunning open-plan kitchen/dining room. Thoughtfully designed for modern living, this impressive space combines hand-painted solid wood cabinetry, light granite worktops, a Belfast sink, integrated appliances and a range cooker to create a stylish and highly functional heart of the home.

The charming sitting room is rich in character, featuring exposed ceiling beams, an original Bath stone fireplace with a wood-burning stove, and stone mullion windows with window seats overlooking the garden. French doors open directly onto the courtyard, creating an excellent connection between the indoor and outdoor spaces. Stairs lead down to a versatile lower ground floor room with underfloor heating, power and lighting, currently used as a home office, TV room and occasional guest bedroom, but equally suited as a gym or hobby room.

The first floor offers two generous double bedrooms, one with built-in wardrobes, window seats and a beautifully re-fitted en-suite shower room. The second features a striking vaulted ceiling and a useful mezzanine area, ideal as a study or additional storage. The family bathroom retains an abundance of character with exposed oak floorboards, a decorative fireplace and a traditional roll-top bath. Stairs continue to an attic room, currently arranged as a guest bedroom, offering a charming and private retreat with exposed timbers and fitted storage.



Outside, a beautifully landscaped south-west facing courtyard garden provides a private, low-maintenance setting with flagstone paving, raised flower beds and attractive planting, ideal for relaxing or entertaining. A stone-built garden studio with power, lighting and a window offers excellent flexibility as a workspace, garden room or store. An adjoining alleyway provides convenient access between the garden and the High Street while also serving as secure storage. To the front, a double-width private driveway provides off-road parking for two large vehicles and benefits from an EV charging point.

Colerne is a highly regarded village set within the Cotswolds Area of Outstanding Natural Beauty, ideally positioned between Bath and Chippenham. Elevated above the Box Valley, it offers scenic walks and cycling routes. The thriving village supports a strong community and a range of amenities including a church, two public houses, a post office, a local shop, a florist, doctors' surgeries, and regular visiting street food vendors. Families are served by the well-regarded Colerne Primary School, with transport links to secondary schools in Bath and Chippenham. The M4 motorway provides access to Bristol and London, while Chippenham station offers direct rail services to London Paddington in one hour. Nearby attractions include the Lucknam Park, the village of Lacock with its historic Abbey, and the picturesque Castle Combe. The village itself hosts a variety of community events throughout the year.

Additional Information:

Tenure: Freehold Grade II Listed House

Council Tax Band: D

Current EPC Rating: D (63)

Potential EPC Rating: B (83)

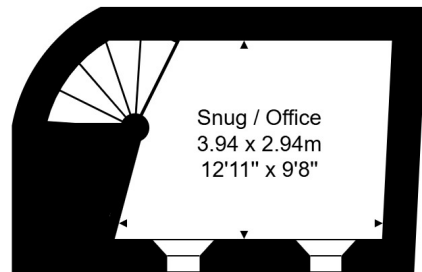
Services: Mains gas radiator central heating. Underfloor heating. Wood-burning stove. Mains drainage. Mains electricity. Mains water supply. Single glazed windows.



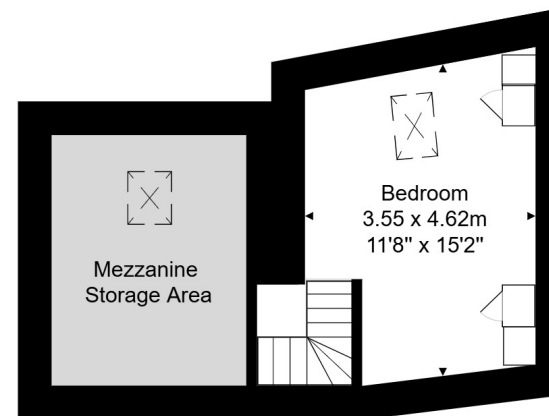
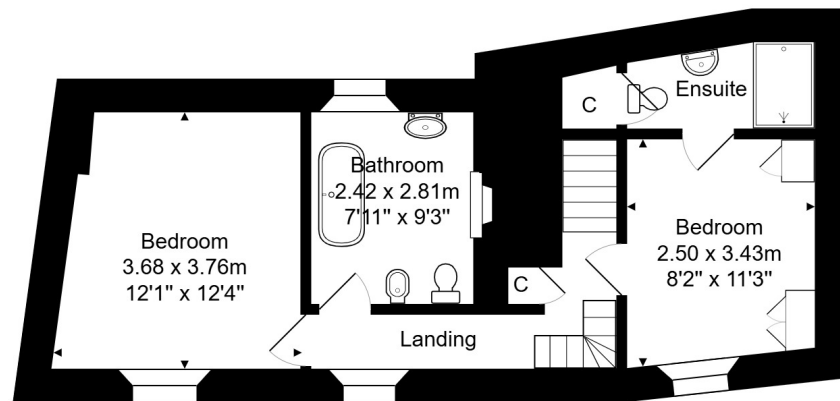
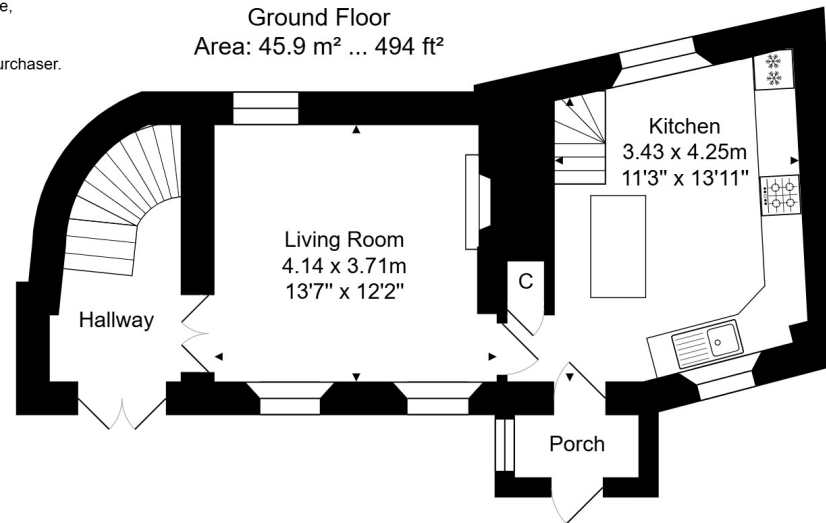
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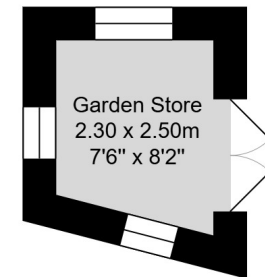
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcasessments.co.uk



Basement
Area: 14.4 m² ... 155 ft²



Outbuilding
Area: 6.0 m² ... 65 ft²



Total Area: 123.6 m² ... 1330 ft² (excluding mezzanine storage area, garden store)

Excellent value | Extensive service | Unrivalled customer care



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