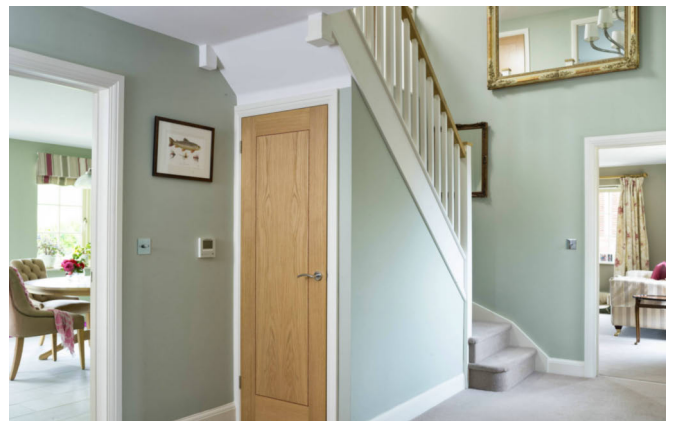


Perry Bishop
and Chambers

the agent who keeps you informed

10 Wixes Piece

Ashbury, Oxfordshire SN6 8DB



Wonderful executive-style detached family home | Four large bedrooms, two of which offer en suites
Stunning views of surrounding countryside | Spacious kitchen/family room
Light and airy living room with log burner | EPC C

£785,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

10 Wixes Piece

Ashbury, Oxfordshire SN6 8DB



4 Bedrooms



3 Bathrooms



2 Receptions

This exquisite family home enjoys a fabulous position on a small, well-designed development of similar properties.

Ashbury offers the village lifestyle away from the hustle and bustle of busy towns, yet still within easy reach of major centres and transport links to further locations. The property itself offers wonderful views over rolling countryside to the Downs behind and the Thames valley below.

The property is entered into through the large entrance hall, with stairs rising to the first floor, off which is a cloakroom as well as a large storage cupboard. The light and spacious living room has windows to three sides and offers a stone fireplace with log burner. There is also a separate dining room/family room with French doors to the side.

Across the rear of the property is a large kitchen/family/ dining room, with a range of wall and floor mounted units fitted in a modern, contemporary design including a centrally located island unit. French doors offer access to the rear garden and

there is plenty of room for a table or other furnishings. The ground floor is completed by a utility room.

On the first floor, the master bedroom offers custom-made built-in wardrobes by Hammonds with a range of cupboards and shelves. There is also a large en suite shower room with a double shower cubicle and matching white suite. The guest bedroom offers views to the rear over the surrounding countryside and an en suite bathroom. There are a further two double bedrooms, all with individual custom-made built-in wardrobes. This floor is completed by a family bathroom with a white suite and a separate double shower cubicle.

The property is presented in restful colours by Farrow and Ball and is very well-presented and cared for throughout. On the first floor, there are custom-made shutters to the windows as well as a nine way splitter for Sky, allowing Sky Plus in every room.

Outside, the property is approached over a large driveway with



off-road parking for several vehicles and a double garage offering ample storage. There is a large front garden which is mainly laid to lawn and provides a feeling of spaciousness around the property. The rear garden is a delightful enclosed area which is also laid to lawn and offers a patio area, ideal for entertaining, surrounded by views of the surrounding countryside.

Amenities

Ashbury is a charming village, dating back to at least AD 840, close to the famous White Horse Hill at Uffington. It has a public house, the Rose and Crown Hotel, a Church of England primary school and a village shop. The parish church of St Mary was originally Norman but was rebuilt in the 13th century. Ashbury Mission Hall was a "tin tabernacle" building of corrugated iron opened in 1908. The building was replaced in 1972-73 with the present Ashbury Evangelical Free Church. Ashdown House, built in about 1660 and now run by the National Trust, is about two miles south of the village.

Nearby Shrivenham (c. 4 miles) is one of the larger villages in the Vale and has a number of shops, restaurants, public houses and a doctors' surgery as well as a primary school and Church of England and Methodist churches.

Ashbury is well located for access to the M4 motorway (c. 7 miles) and Swindon has mainline rail services.

Directions

From Faringdon, take the A420 in the direction of Swindon and after approximately four miles, at the roundabout, take the second exit towards Watchfield and Shrivenham. Cross over the next roundabout and continue on this road, past Shrivenham Golf Course, until the next roundabout, and turn right into Shrivenham High Street. Cross over the next roundabout and take the next turning left on to the B4000 to Ashbury. At the main crossroads in the village, turn left on to the B4507 and first left into Walnut Trees Hill. Take the first right and the property can be found on the far right hand corner.

Services & Tenure

We believe the property is served by mains electricity, water and drainage. There is an energy efficient under floor heating system throughout the property. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Vale of White Horse District Council

Ref: FAR/4417/TG/KF/260517

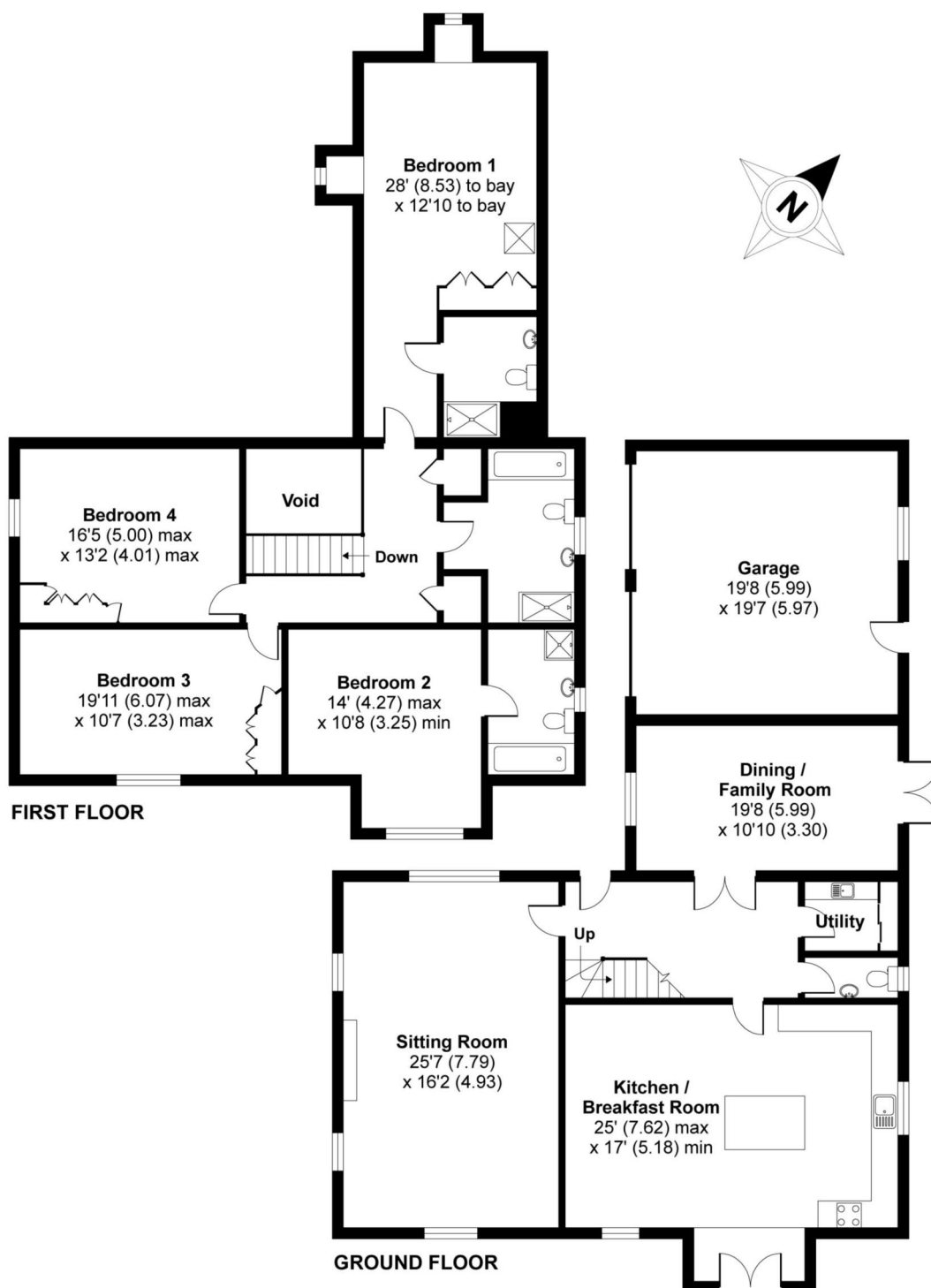






Wixes Piece, Ashbury, Swindon, SN6

APPROX. GROSS INTERNAL FLOOR AREA 3094 SQ FT 287.4 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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