





A charming detached three-bedroom thatched cottage dating back to the 18th Century, with an abundance of character features, with the benefit of a paddock and stables, in a stunning location within the desirable village of Ludgershall.

A rare opportunity to purchase this beautiful cottage, which is oozing with charm and character. With a brand new thatched roof over white rendered walls this chocolate box cottage has everything you could wish for to enjoy an escape to the country.

Approached over a gravel drive, a pair of five bar gates open to a generous parking area to the front of the property.

A pretty entrance porch with thatch over sets the scene for what is to follow in this delightful period cottage.

The sitting room boasts exposed timbers and an attractive brick-built fireplace with a wood-burning stove, making for the perfect room to enjoy long cosy evenings.

The reception room to the right-hand side also boasts exposed beams and an attractive oak staircase leading to the first floor.

Step down from the living room into the beautiful kitchen/dining room, which has a vaulted ceiling, plenty of floor and eye-level country style units, and space for a table and chairs.

With views over the rear garden and paddock beyond it makes for a lovely setting to enjoy casual dining and long weekend lunches.

The bathroom on the ground floor is well appointed with Italian style tiled flooring and a roll-top bath.

The first floor has three bedrooms, one with the convenience of having a w.c.

Whilst the bedrooms have some height restriction, they are charming, with original beams, and views over the garden.

Outside the private garden wraps around the property. Mainly laid to lawn with mature trees and shrubs, enclosed by hedging it offers the perfect tranquil setting to enjoy al-fresco dining, BBQ's, or somewhere to relax away from the hustle and bustle of everyday life.

Gated access to the right hand side of the cottage leads to the paddock at the rear, which is also fully enclosed.

There is power and light to the stables at the bottom of the paddock.

There are a number of outbuildings/dog kennels that may be available if required.

If you are looking for the perfect escape to the country, tranquility and the chance to own a beautiful cottage with land in a stunning location, that is full of character features then this is the one for you!

Ludgershall is approximately five and a half miles southeast of Bicester and has a public house, The Bull & Butcher, a church and a village hall where there are many community events, including the biennial village fete.

The property falls within the catchment of Waddesden School, judged "outstanding" by Ofsted, and is also within

reach of the Aylesbury grammar schools. The nearby village of Brill has a Church of England Primary school, Ashfold school, a village Post Office, shop, and two public houses.

Nearby Thame has a number of traditional shops, including Waitrose, a weekly market, restaurants, and lovely coffee shops.

Bicester is approximately 5 miles away and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station offers services to Oxford and has been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets and new Sainsbury's and Tesco supermarkets and cinema complex.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.









## Accommodation Comprises:

Ground Floor - Enclosed Entrance Porch, Sitting Room, Living Room, Kitchen/Dining Room, Bathroom.

First Floor - Three Bedrooms, One With A W.C

Outside - Gated Entrance, Parking For Several Vehicles, Side and rear Garden, Gated Access To The Paddock and Stables.

Services - Oil Fired Central Heating, and Electric Heating, Mains Water, Mains Drainage.

Gigaclear

Local Authority - Buckinghamshire Council

Council Tax Band - F









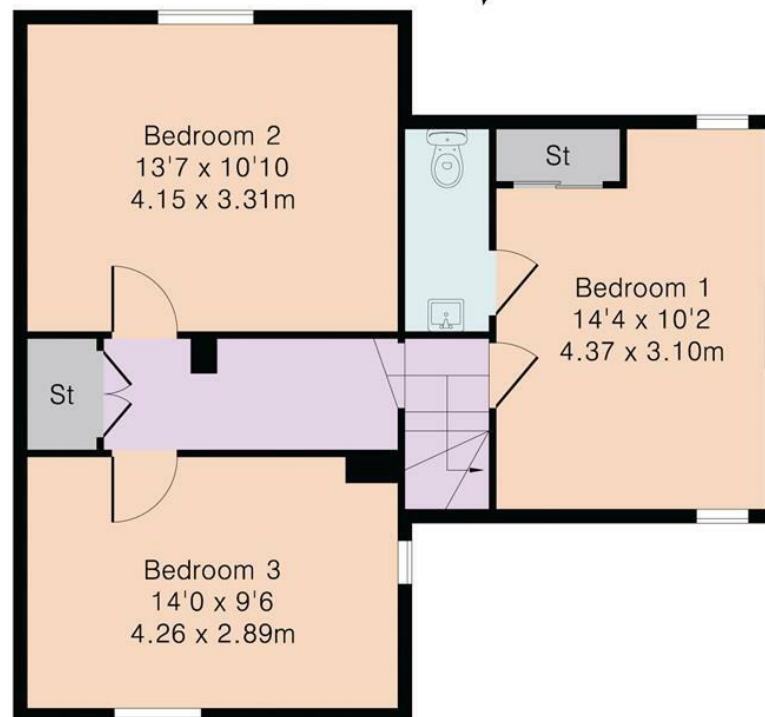
Approximate Gross Internal Area 1188 sq ft – 110 sq m

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 559 sq ft – 52 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



