



Piddington Road, Ludgershall, HP18 9PA

Guide Price £1,300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A simply delightful period house, idyllically situated and offering gardens and grounds of around 1.6 acres. In addition to beautiful 400 year old cottage, there is a one bedroom barn conversion annexe, and a shepherds hut. No onward chain.

This charming cottage is believed to date from around 1750 and is Grade II listed. There is an entrance hall, a beautiful living room with; original beams, plenty of light windows, oak panelling, oak flooring and a wood burning stove. The kitchen is delightful and well planned with units by Fired Earth. Incorporated are a Belfast sink, a dishwasher, a fridge/freezer and a Heritage 4 oven range cooker. Additionally on the ground floor, there is a home office, again with tremendous character. The first floor offers; three bedrooms, with super views and beamed ceilings. There is a charming secret door interconnecting bedrooms two and three.

OAK FRAMED BARN This is an annexe to the main property offering; an open plan kitchen/reception room, with a stylish and well equipped kitchen, whilst upstairs there is a double bedroom and modern shower room. This lovely barn could easily be used for multi-generational living.



HAND CRAFTED OAK SHEPHERDS HUT Which is included in the sale with an outdoor kitchen, wine fridge, raised deck area and hot tub.

SCANDANAVIAN STYLE BBQ HUT Allowing for year round outside entertaining.

OUTSIDE The gardens and grounds are quite beautiful with a lovely formal box parterre garden, a white garden and a beautifully planted white garden with a quaint gothic folly. A small stream, with three bridges runs through the grounds.



Key Features

- Delightful period house
- Idyllically situated
- Gardens of 1.6 acres
- Superb secluded location
- One bedroom barn annexe
- Shepherds Hut
- Interesting character throughout
- Located in lovely village
- In good school catchment
- See our website for up-to-date material information.



The Location

Privately situated in a lovely secluded position off of the village green in this highly desirable village. Ludgershall has; many special period properties, The Bull and Butcher public house which is only a short walk away and a village hall. The village is in catchment for Waddesdon School (Ofsted Outstanding) and is also in catchment for Aylesbury Grammar School. The nearby market town of Bicester provides for everyday needs as well as having two railway stations with services between them to London Marylebone, Birmingham and Oxford.

MATERIAL INFORMATION

A detached traditional period cottage with outbuildings. Mains water, drainage, electricity are connected. Oil fired central heating to radiators.

Broadband - Ofcom states - that both standard and ultrafast broadband are available.

Mobile phone coverage - Ofcom suggests - EE is variable in home and good outdoor. Vodafone is good outdoor, O2 and Three are variable outdoor.

A public footpath (according to the vendor rarely used) runs to the south of the yew trees.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Gov.uk states that there is a very low or low risk of flooding.

Please note: that some of the property is designated as agricultural and therefore is not garden land from a planning point of view.

Local Authority: Aylesbury Vale District Council - F. EPC- N/a as the property is listed.



**Approximate Gross Internal Area 1971 sq ft - 183 sq m
(Excluding Shepherds Hut & B.B.Q)**

Ground Floor Area 661 sq ft – 61 sq m

First Floor Area 615 sq ft – 57 sq m

Annexe Ground Floor Area 340 sq ft – 32 sq m

Annexe First Floor Area 355 sq ft – 33 sq m

Shepherds Hut Area 125 sq ft – 12 sq m

B.B.Q Area 87 sq ft – 8 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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