



GRANT FRASER  
TOWN & COUNTRY

Peartree Cottage Bourton, Oxfordshire, SN6 8JE  
**Guide price £775,000**





## Peartree Cottage Bourton, Oxfordshire, SN6 8JE

**Guide price £775,000**

Situated on the edge of the village of Bourton opposite open fields, this detached cottage built in 1850 offers a perfect blend of history and modern comfort. Boasting 4 spacious bedrooms and 2 bathrooms, this property provides ample space for a growing family.

As you step inside, you'll be greeted by 4 reception rooms that offer versatility and plenty of natural light, creating a warm and inviting atmosphere for entertaining guests or simply relaxing with your loved ones.

The property sits on a generous plot of 0.8 acres, surrounded by picturesque open countryside, providing a tranquil and private setting.

For those with a passion for horses, the stables, tack room, and paddock are a dream come true, offering the perfect opportunity to indulge in equestrian activities right at your doorstep.

Located just 2 miles away, Shrivenham provides a convenient hub for all your daily needs, with an array of amenities within easy reach.



## Description

Comprising inner hallway, three receptions, kitchen, conservatory, ground floor shower room, four bedrooms and bathroom. The property can be accessed via a rear door from the driveway and courtyard garden into the kitchen or via the conservatory into the inner hallway from the garden, there is a footpath leading from the front via the garden to this entrance via the conservatory. The inner hallway has stairs to the first floor and doors to the living room, the ground floor shower room and the dining room. The living room has a log burner and in turn leads through to a further reception that could be used as a snug, home office, playroom or gym. The shower room has a large walk in shower cubicle, toilet and wash hand basin. The dining room overlooks the garden and leads through to a further reception/kitchen area with an Aga which in turn leads through to the main kitchen/breakfast room with the door to the courtyard. On the first floor there are four bedrooms and main bathroom, bedroom one enjoying views toward the paddock and tree line in the backdrop.

Outside a long gravel driveway has five bar gates to each end leading into a generous gravel parking area, the stables lead off this area along with an orchard prior to the paddock. A further five bar gate leads off the main road into the garden which in turn leads through to the orchard via another five bar, making for flexible access points to the stables and paddock.

Services: we are informed - oil fired central heating, mains sewage, water and electric.

## Situation

Bourton is a small Oxfordshire village situated c.6.5 miles out of Swindon centre and within c.2 miles of Shrivenham High St. with its array of boutique shops, pubs, restaurants, takeaways and eateries. The famous Ridgeway area of outstanding natural beauty is within a short drive to the south, along with the immediate surrounding open countryside, the area is ideal for outdoor pursuits. Bourton House was built in 1845, which is now the premises of Pinewood School, a co-educational preparatory school founded in 1875. Primary schools are in Ashbury, Bishopstone and Shrivenham to name a few and secondary schools are in Faringdon, Highworth and Swindon.

The area has great transport links, the M4 motorway access c.6.5 miles from the property, the A420 links to Oxford c.28 miles away (S6 bus running every 20 minutes from Shrivenham) the A419 links to the M5 Motorway. Swindon Station is approximately c.6.3 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.

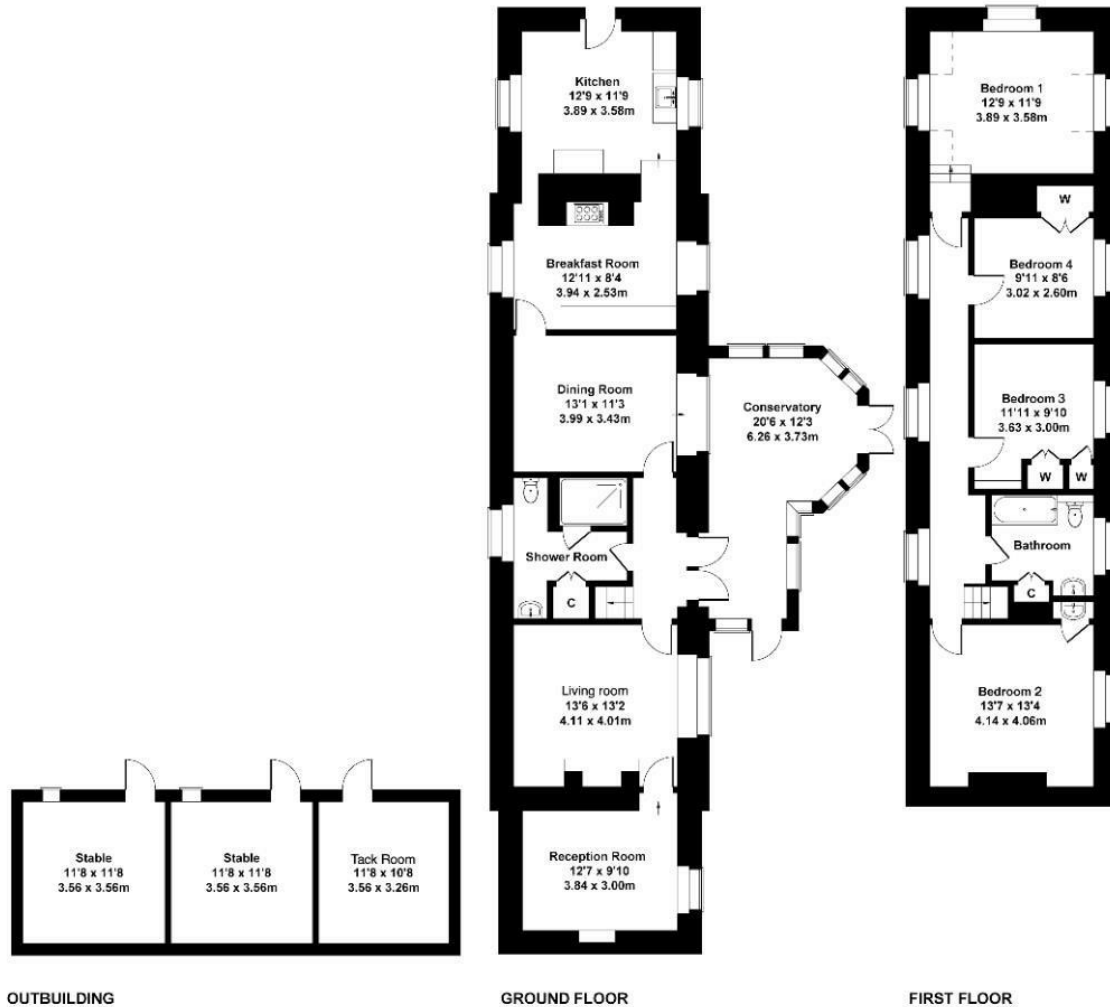




# Floor Plans

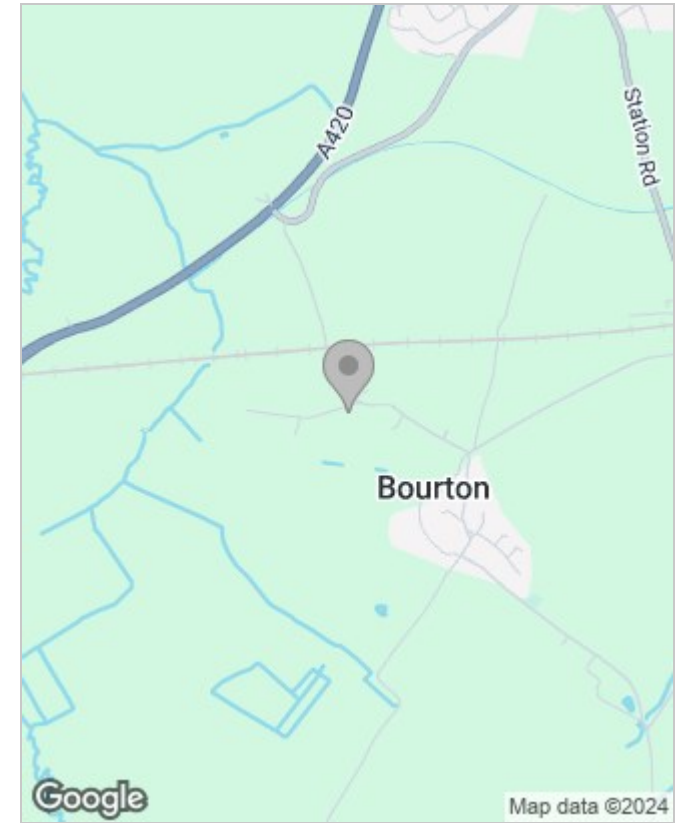
## Peartree Cottage, Bourton, Oxfordshire, SN6 8JE

Approximate Gross Internal Area  
2476 sq ft - 230 sq m

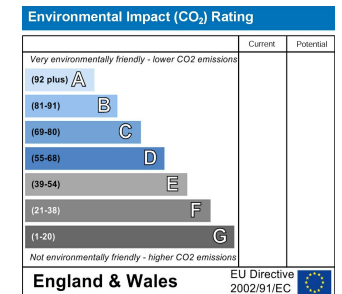
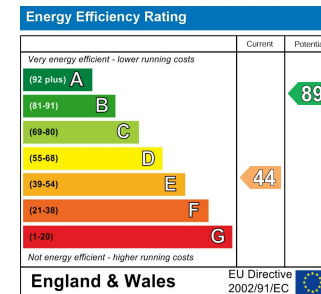


Not to Scale. Produced by The Plan Portal 2024  
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# Area Map



# Energy Performance Graph



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