



Manor View, Berrycroft, Ashbury, Oxfordshire, SN6 8LX
Guide price £375,000



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Located on a no through side lane in the Oxfordshire Vale of the White Horse village of Ashbury, this immaculate detached house offers a blend of modern living and rural tranquillity. The bedroom space make this property suitable for families or those seeking extra space for guests or a home office. The bathroom has been thoughtfully designed to cater to your daily needs. One of the standout features of this property is the refitted modern kitchen, which is equipped with clever storage solutions, ensuring that cooking and meal preparation are both efficient and enjoyable.

Outside, you will find a south westerly-facing secluded garden, perfect for enjoying the afternoon sun or hosting summer gatherings. The garden offers a peaceful retreat, surrounded by the beauty of rural scenes, providing a serene backdrop to your daily life. Also benefiting from a side area which could be used for a home office or large shed.

Parking is convenient with a driveway plus street parking opposite and in nearby streets, ensuring that you and your guests can come and go with ease. The property is ideally located near local amenities, including a village award winning pub, a church, and a primary school, making it a wonderful choice for families and those who appreciate community living.

Description

Comprising storm porch, entrance hallway, living room, kitchen diner, utility cupboard, cloakroom, three bedrooms, bathroom. A storm porch offers shelter and an area for boots to dry outside, the entrance hallway has doors to the cloakroom and living room. The living room enjoys views over The Manor gardens to the front, has a feature fireplace, stairs to the first floor with store cupboard under, a door leads into the kitchen. The reitted kitchen has plenty of clever and well thought out storage benefiting from built in appliances, a utility cupboard has plumbing for a washing machine, there are views and access to the south west facing rear garden. On the first floor there are two double bedrooms and a single bedroom. Bedroom one benefits from a built in wardrobe and views over The Manor. The bathroom has been refitted, has a shower over the bath and enjoys afternoon sunshine via its Velux window.

Outside there are front and rear mature gardens, a side garden garden offers a handy space for storage, perhaps a large shed or home office. The rear garden enjoys a south westerly aspect, has a patio and lawn with walled borders. A door leads into the garage, which houses a modern oil fired Worcester combination boiler, the electric consumer unit has been upgraded to a metal unit, also housed in the garage. There is driveway parking and further street parking opposite and nearby.

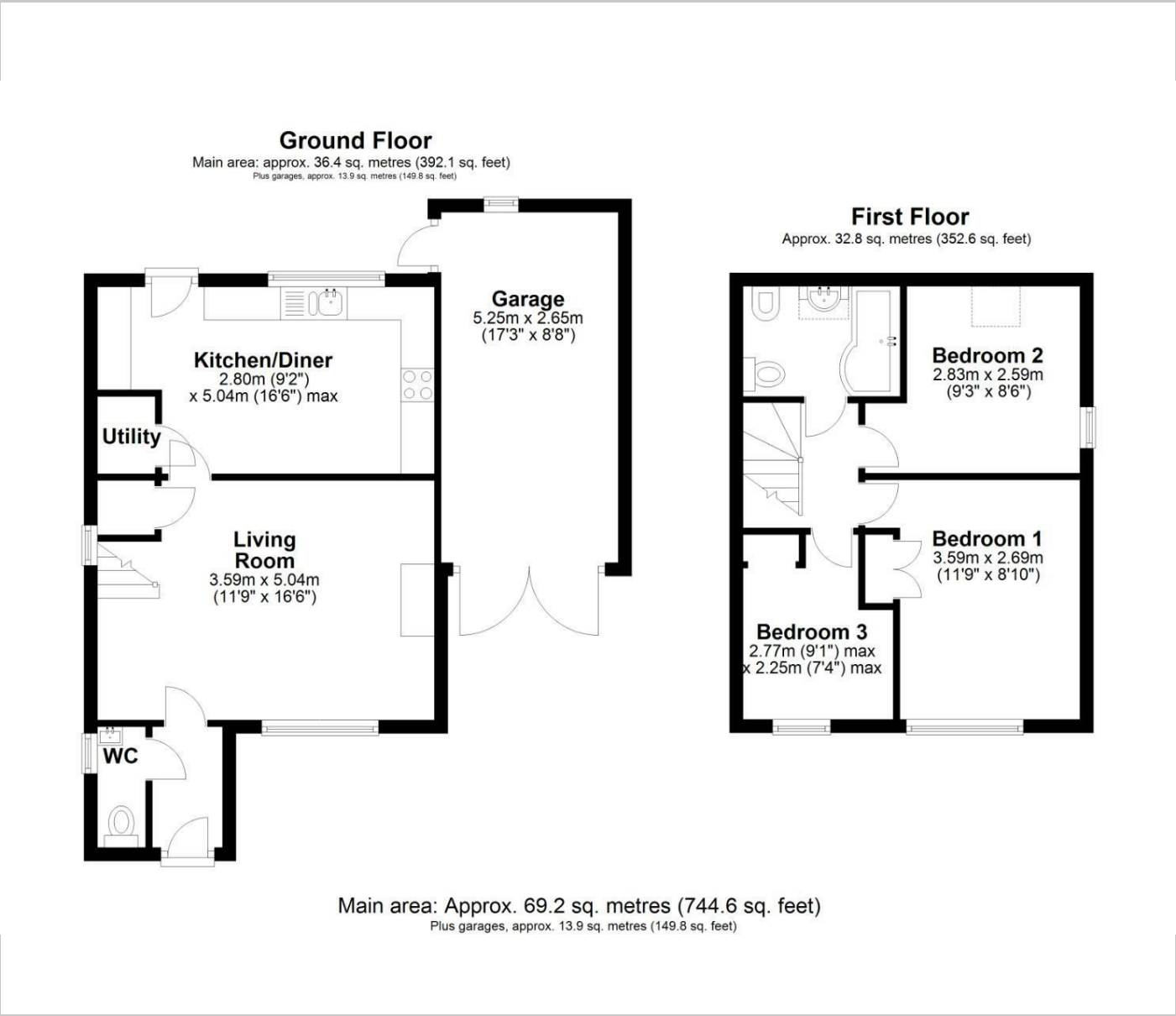
Services: We understand mains water, electricity and sewage are connected to the property. Oil fired central heating with a plastic bunded tank located in the rear garden.

Situation

Ashbury sits in the foothills of The Ridgeway and within the North Wessex Downs Area of Outstanding Natural Beauty, along with its many public open spaces and fields around, it is ideal for outdoor pursuits. The Rose and Crown pub, known for its Sunday lunches is located within the village with Helen Browning's pub, guest accommodation and farm stores located in the nearby village of Bishopstone. Ashbury benefits from a church, village hall and its own primary school, with Faringdon community college being the areas secondary school with a bus service from the village. Pinewood private school is also available 3 miles away. The area has great transport links, the M4 motorway access 4 miles from the property, the A419 links to the M5 Motorway (35 miles) and Oxford city center 27 miles. Swindon Station is approximately 6 miles away and trains to central London (Paddington 50 minutes), Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



Energy Performance Graph

