



Churchyard Cottage, Church Lane, Ashbury, Oxfordshire, SN6 8LZ
Guide price £375,000



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*****NO ONWARD CHAIN***** Currently a very successful holiday investment is this charming detached cottage, having undergone a tasteful refurbishment in 2014, the sale is a rare opportunity.

Positioned outside the village church with a footpath from the front door leading directly up to the famous Ridgeway making for a walkers delight. Located in Oxfordshire whilst within a mile of Wiltshire and Berkshire, there is plenty of places to visit on the doorstep.

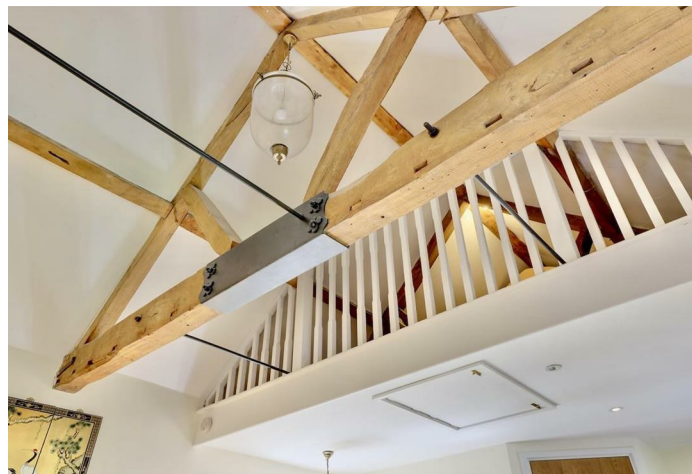
Description

Comprising entrance porch, kitchen, lounge/diner, bedroom, shower room and powered timber outbuilding. The stable door leads into a small porch area. The kitchen is semi open plan to the lounge diner. The lounge has a log burner, space for a small table, french doors lead out to a front courtyard with views down Church Lane. Stairs lead up to the bedroom, a tall window on the half landing offers a view of the church. The bedroom has a vaulted ceiling with access to an open plan mezzanine which also has a cupboard housing the boiler. A roll top bath sits in the corner of the room opposite a window with views out to the trees. A separate wet room has a rainfall shower, wash hand basin and toilet.

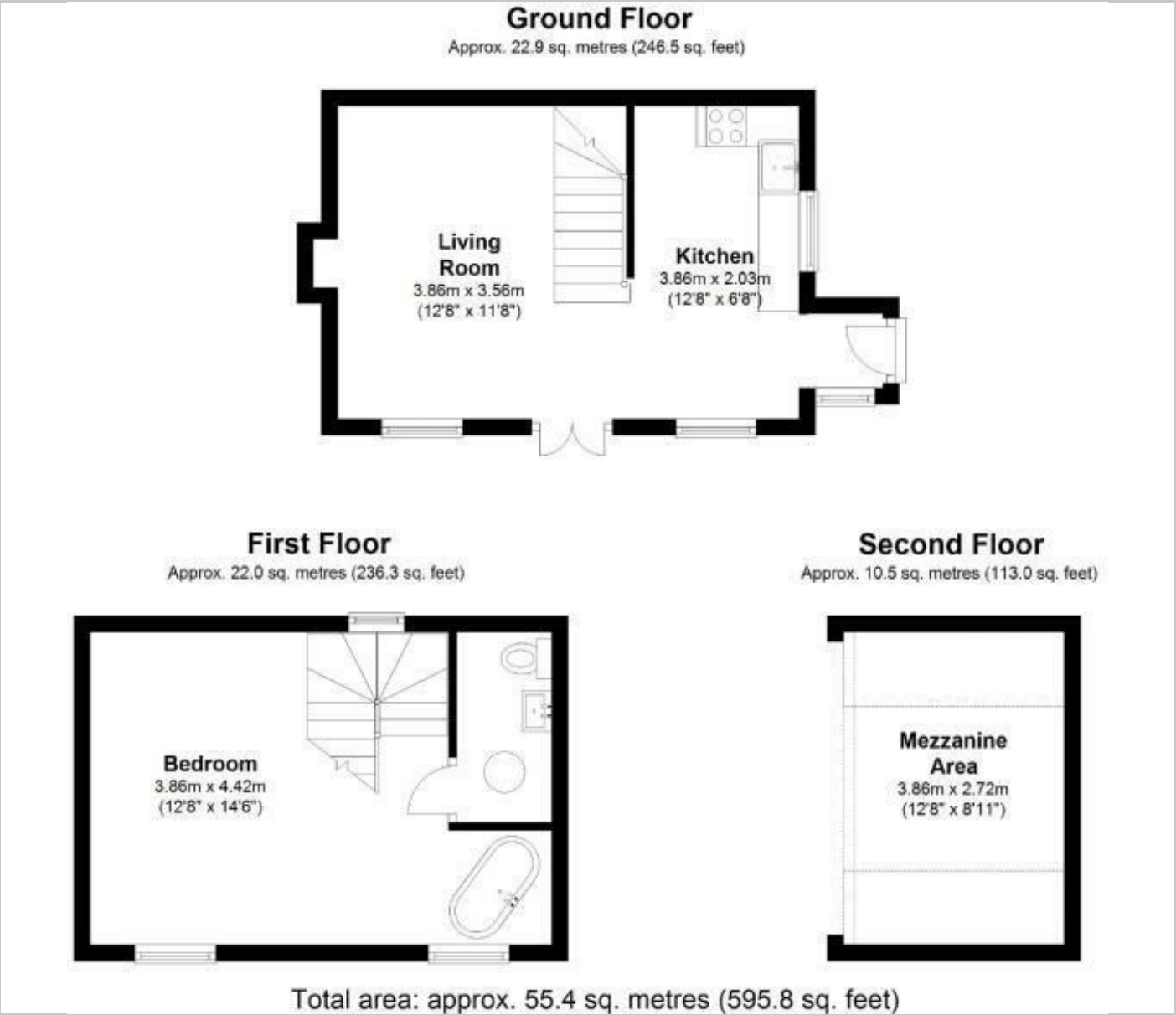
Outside there is courtyard garden to the front, a handy timber storage chest to the side of the front door and across the footpath is a timber outbuilding on a concrete hardstanding with power offering great storage whilst also acting as a utility room (currently housing a freestanding washing machine, tumble dryer and tall fridge/freezer).

Situation

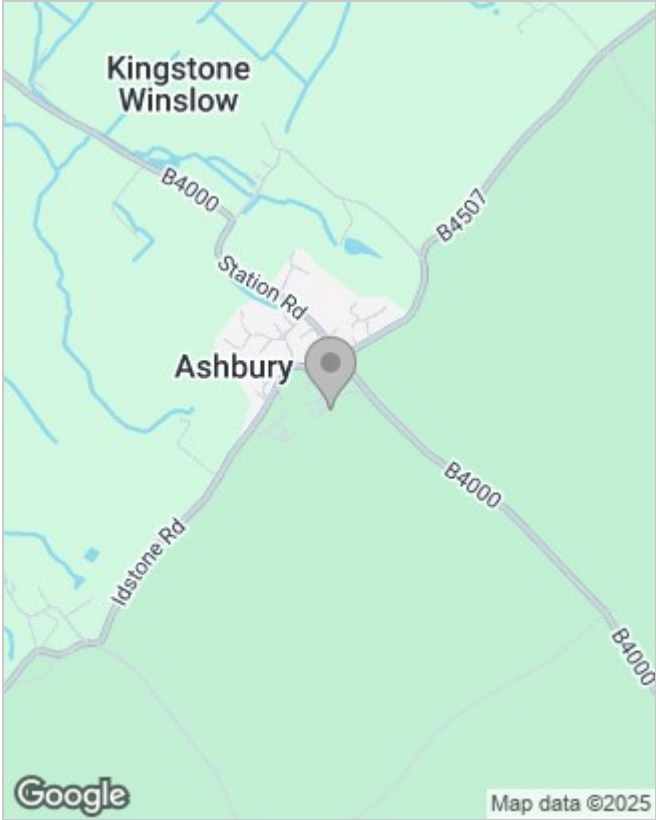
Ashbury sits in the foothills of the famous Ridgeway area of outstanding natural beauty, along with its many public open spaces and fields around, it is ideal for outdoor pursuits. A convenience shop and café are located in the village along with The Rose and Crown pub, known for its Sunday lunches. Helen Browning's farm and public house is located in the nearby village of Bishopstone, a local Brewery Arkells pub serving food as well as local ales. The village benefits from its own primary school, with Faringdon community college being the areas secondary school. The area has great transport links, the M4 motorway access 4 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 6 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



Energy Performance Graph

