




THE HASSOCK


Oxenwood, Wiltshire





AN ATTRACTIVE GRADE II LISTED HOUSE IN THE HEART OF A HIGHLY DESIRABLE, RURAL HAMLET




The Hassock is a lovely family home situated in a peaceful setting with beautiful mature gardens, its own woodland and wonderful rural views.


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2.77 acres

Services: Mains electricity. Private water and drainage. Oil heating. Electric car charging point.
Local Authority: Wiltshire Council
Council Tax Band: G
Tenure: Freehold
Postcode: SN8 3NQ
What3words: ///journey.lads.bands



SITUATION

The Hassock is situated in Oxenwood, a pretty hamlet within the North Wessex Downs Area of Outstanding Natural Beauty. The villages of Shalbourne (church, pub, village store/post office) and Great Bedwyn (primary school, church, doctor's surgery, post office, store, pub, train station) are within a short drive.

The market towns of Hungerford and Marlborough offer more extensive shopping and leisure facilities with Newbury, Andover, Salisbury and Winchester being easily accessible.

The area has many well-regarded state and independent schools including St John's, Farleigh, Marlborough College, Thorngrove and primary schools in Vernham Dean and Great Bedwyn.





Despite its rural setting, Oxenwood has good transport links: trains to Paddington (about 50 mins from Hungerford, about 60 mins from Great Bedwyn) or Waterloo (about 70 mins from Andover), with the M4 (Junction 14) and A303 nearby.

Distances: Shalbourne 3 miles, Great Bedwyn 4 miles, Hungerford 7 miles, Marlborough 11 miles, Andover 11 miles, Newbury 15 miles (All distances and times are approximate).

THE PROPERTY

The Hassock is a lovely Grade II listed property dating from 1862 of brick and flint construction, designed by the renowned Victorian architect Samuel Teulon. With later additions and sitting in grounds of about 2.77 acres the property makes a wonderful family home. The accommodation is tastefully presented with light rooms and includes a fantastic kitchen/breakfast room with Aga, lantern roof and fireplace. An adjacent conservatory has French windows leading onto a sheltered courtyard with pond/fountain on the west side, perfect for entertaining, and a terrace to the other side, as well as providing access to the playroom/home office/bedroom 5.





The playroom/home office has doors into the garden; with a shower room it has potential to be used as an additional bedroom or annexe. The triple aspect sitting room has an open fire and overlooks the pretty gardens. The double aspect principal bedroom enjoys wonderful views across the garden and farmland beyond; it has an adjacent bathroom. There are three further bedrooms and a family bathroom with shower. Planning permission was granted in 2021 (and remains valid for the future) for en suite shower rooms to be created within two of the bedrooms and also to convert the attic.

The attractive mature gardens are a major feature of the property and include pretty borders and a variety of trees and shrubs. The charming woodland area amounts to about 2 acres and has paths leading to a secluded seating area and wonderful bluebells in the spring. The property is approached via a gate leading to a gravel drive and parking area.



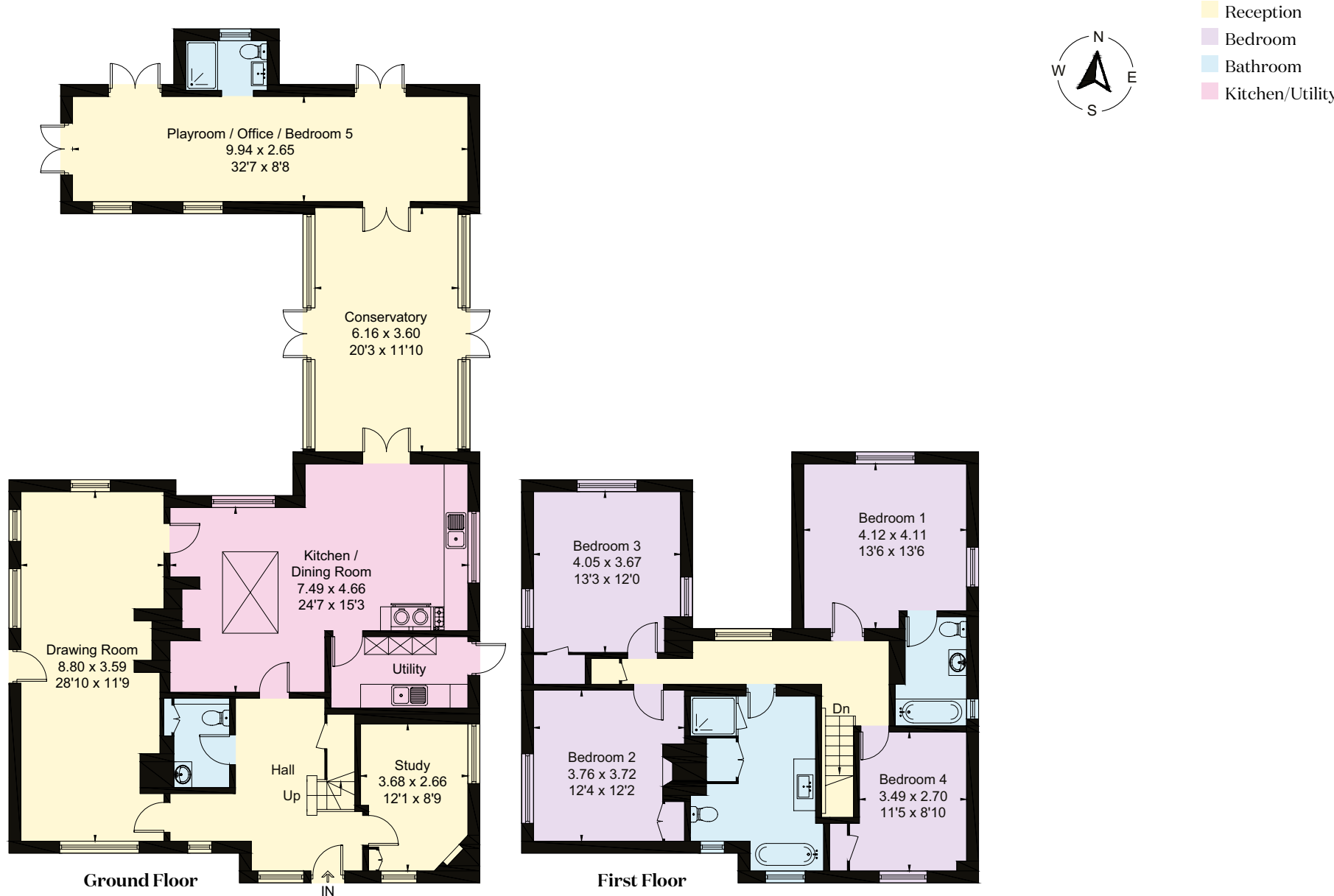


VIEWING

Viewing by prior appointment only with the Agent.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."



Approximate Gross Internal Area = 249.1 sq m / 2681 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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