



GRANT FRASER  
TOWN & COUNTRY



5 Malthouse Close, Ashbury, Oxfordshire, SN6 8PB  
**Guide price £325,000**





## 5 Malthouse Close, Ashbury, Oxfordshire, SN6 8PB

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Located in the Oxfordshire village of Ashbury, built in 1985 this semi-detached house offers two reception rooms, generous kitchen, cloakroom, three bedrooms, en-suite shower, bathroom and south facing garden.

The reception rooms offer space for entertaining guests or simply relaxing with your loved ones. The good-sized kitchen overlooks the garden, offering a serene view while you prepare your favourite meals. Convenience is key with a ground floor cloakroom and an en-suite shower.

Located at the end of the street is a public open space and play area, ideal for children to play and explore or a short stroll. The village amenities include a charming pub, a quaint church, a cafe and shop, a village primary school and nursery forest school in nearby Bishopstone, making this location perfect for families looking for a close-knit community to call home. The famous Ridgeway trail and Ashdown House are within a walk up the hill and offer outstanding views.



## Description

Comprising entrance porch, living room, kitchen, dining room, cloakroom, inner lobby, three bedrooms, shower room, bathroom. An entrance porchway offers a good amount of space for shoes and jackets. Double doors lead into the living room, stairs lead up to the first floor and doors lead into the kitchen along with an inner lobby in turn leading to a ground floor cloakroom. The kitchen overlooks and has access to the garden. An opening leads into the dual aspect dining room with patio doors to the garden. On the first floor bedroom one overlooks the garden, has an en-suite shower and a built in wardrobe. There are two further bedrooms and family bathroom.

Outside there is driveway parking and small garden to the front. The rear garden is south facing with a patio spanning the rear along with a lawn.

Services: We understand mains water, electricity and sewage are connected to the property. Bottled gas to a combination boiler providing hot water and central heating via radiators

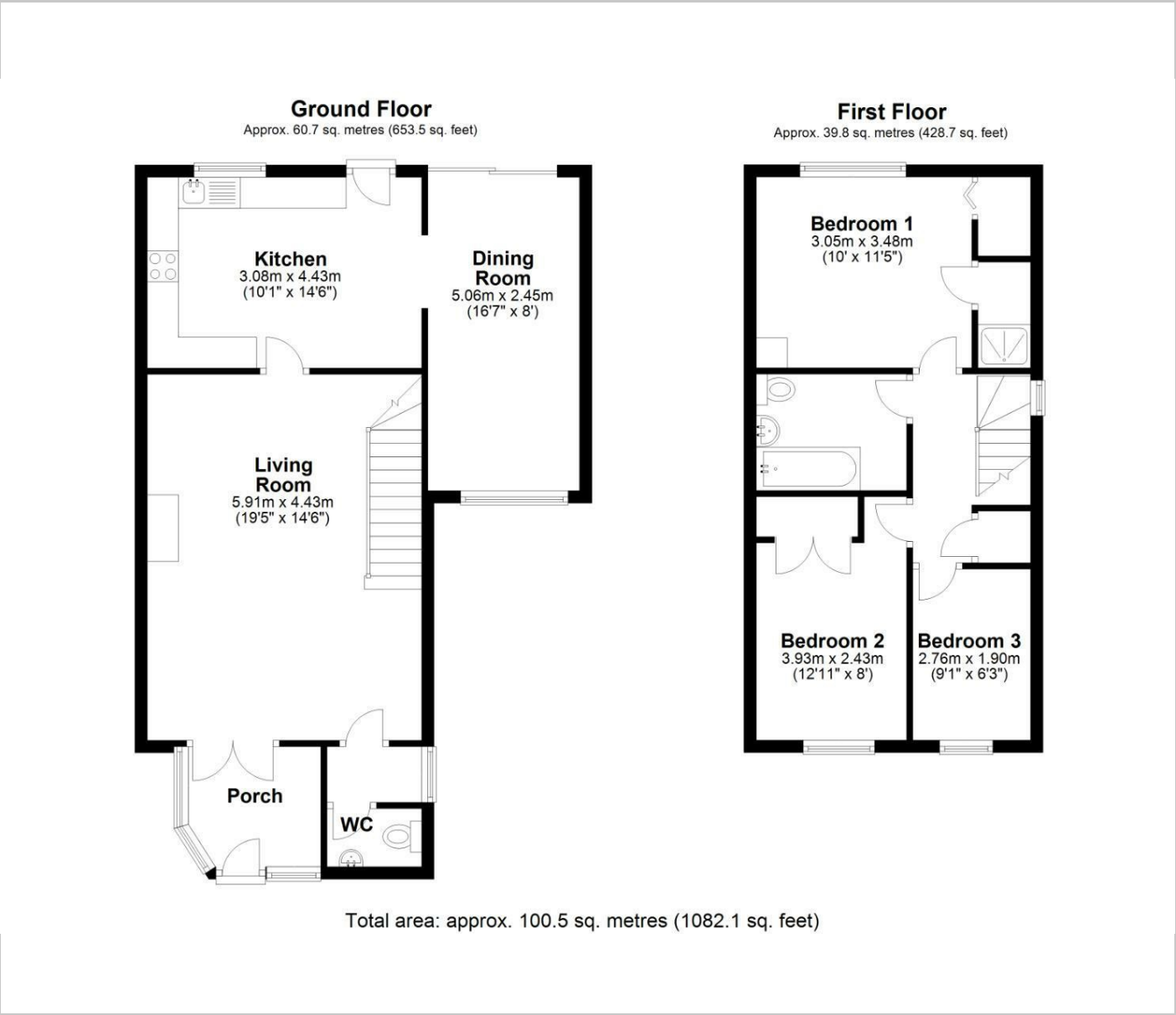
## Situation

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

