



Greystones, Church Row, Hinton Parva, Swindon, Wiltshire, SN4 0DW  
**Offers over £375,000**





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A fine Grade II listed cottage with an abundance of character and practicality. Offering two receptions (one with log burner), separate study, utility/boot room, ground floor and first floor bathrooms. Externally there is a 120' south west facing garden.

Situated opposite a small village green area with the church off to the one side. Located in the foothills of The Ridgeway with national trust routes leading from the village. Pubs, primary schools and a farm shop can be found in nearby Bishopstone and/or Wanborough.



## Description

Comprising entrance porch, hallway, living room, study, dining room, kitchen, utility, shower room, two double bedrooms and en-suite. Steps lead up to the front door leading into a handy entrance porch, ideal for a few jackets and shoes. A further door leads into the entrance hallway where there is a handy under stair cupboard, stairs with a window lead to the first floor, doors lead into the two receptions. The living room is to the rear overlooking the rear garden, there is a central log burner and a door leading to the study, an ideal location for at home working with a southerly window looking up the street. The dining room has two windows overlooking the village central small green with the church off to one side. A door leads off the dining room though to the kitchen, bottled calor gas provides gas cooking, there is a trap door leading to a rustic basement running under the kitchen and dining room. To the rear of the kitchen is the access to the utility, shower room and door to the rear garden. On the first floor there are two double bedrooms with mezzanine store areas (bedroom two providing fun for childrens dens etc). A bathroom with roll top bath is located off bedroom one. Both bedrooms benefit from built in storage.

Outside there is a small front garden. The rear garden is circa. 120' in overall length, there are two gated side access points, the most rear one also providing pedestrian access for the neighboring cottage. A prefabricated garage storage is located to the rear end of the garden.

Services: Mains electric, water. Sewage via septic tank. Oil fired heating via external plastic oil tank.

Notes: the thatch has had works in 2019/2020 amounting to £9,600 carried out by Mark Rumens Thatching based in Melksham, Wiltshire.

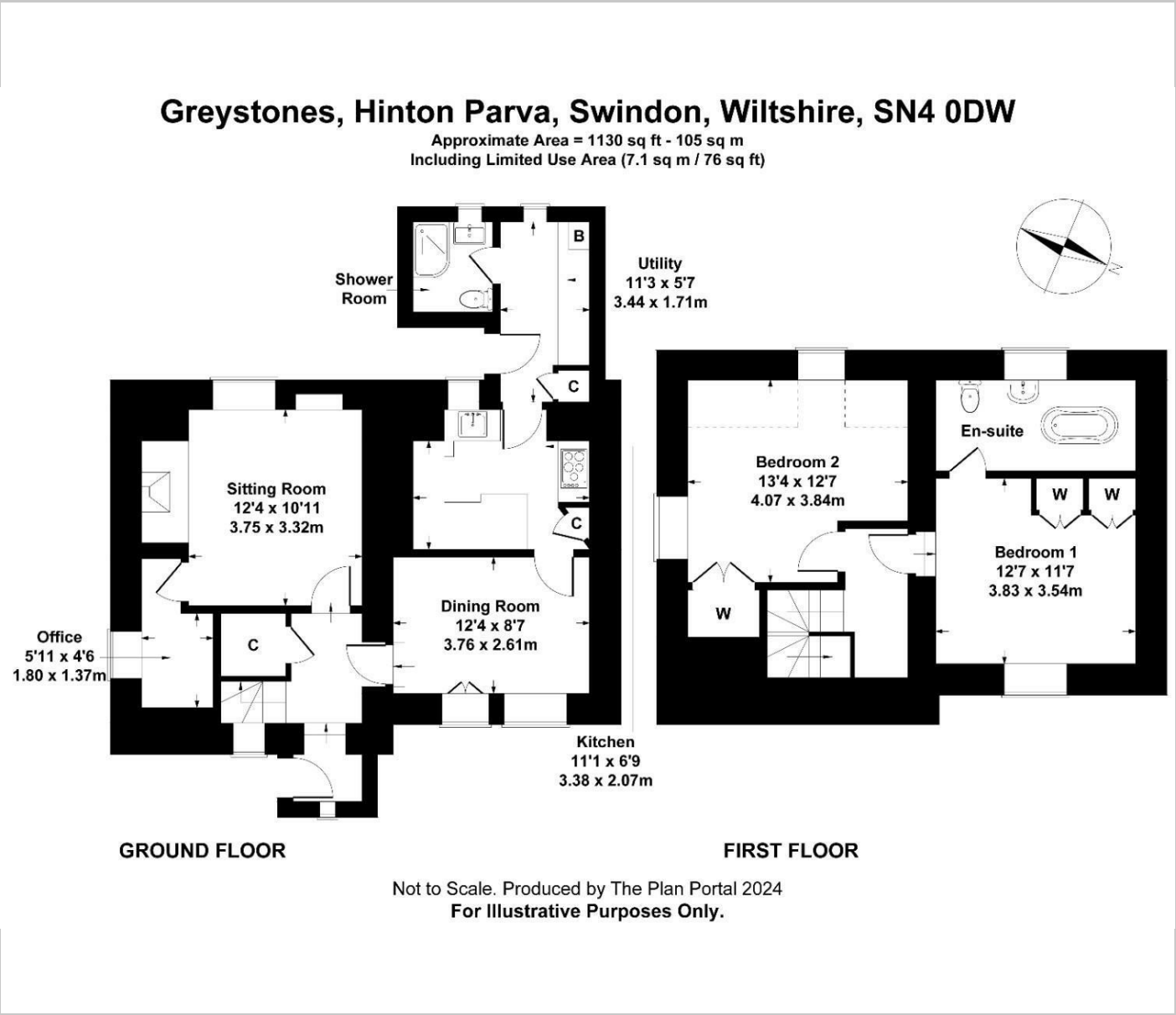


## Situation

Hinton Parva 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. The village benefits from its own village hall and church. 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. Bishopstone benefits from its own primary school and nursery, with buses running via Hinton Parva to nearby Wroughton for Ridgeway secondary school. Wanborough is the neighbouring village of Hinton Parva, ideally located just outside Swindon. There are also a fine collection of public houses to suit all tastes, serving food as well as local ales. Wanborough benefits from its own primary school and nursery. The area has great transport links, the M4 motorway access 3 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map

