



Warrens, Piddington Road, Ludgershall,  
Buckinghamshire, HP18 9PQ

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Thame 9 miles (Thame & Haddenham Parkway Marylebone 35 mins), Bicester 7 miles, Aylesbury 12 miles (Marylebone 55 & 70 mins respectively),  
**WARRENS, PIDDINGTON ROAD, LUDGERSHALL, BUCKINGHAMSHIRE, HP18 9PQ**

**A PICTURESQUE COTTAGE IN AN EQUALLY PICTURESQUE PRIVATE SETTING WITH AN EXCELLENT HOLIDAY LET DETACHED BARN. GARDENS AND GROUNDS EXTENDING TO 1.6 ACRES.**

**3 Bedroom Grade II Listed Mid 17<sup>th</sup> Century House. Self Contained 1 Bedroom Barn. Shepherds Hut. Beautiful Formal Gardens. Paddocks, Pond and Stream. Rural Views.**

**GUIDE PRICE £1.25 million Freehold**

**DESCRIPTION**

Warrens is a quintessential chocolate box cottage that sits on the edge of a highly regarded village approached through the village green alongside the pond. The plot it occupies offers total seclusion and some fabulous views over the neighbouring countryside. A short distance from the main dwelling at the entrance is a stunning converted barn, currently a holiday let providing an excellent income, and nestled within the paddocks is a fabulous Shepherds Hut.

Warrens accommodation is filled with an abundance of period charm including latch doors, floorboards and delightful beamed ceilings and exposed timbers. On the ground floor the kitchen/breakfast room lies between the two reception rooms, said kitchen/ breakfast room a farmhouse type affair of freestanding cupboards around a dining space. There is a fixed unit fashioned by 'Fired Earth' handmade in oak with a butlers sink and chrome taps. Dominating the room is a gorgeous Aga style 'Heritage' grande range cooker that has twin burners, 4 ovens and 3 hot plates. It powers the cooking, heating and hot water and is only 18 months old (circa early 2025). In the kitchen are plumbing for both a dishwasher and washing machine.

Both the sitting room and snug have handsome wooden panelling and oak staircases, the sitting room also a triple aspect and an old fireplace housing a woodburning stove.

The shower room (Chadder fittings) has a slate floor and contains a high level cistern wc, a wash basin and a circular shower cubicle.

Upstairs are three double bedrooms, all with impressive vaulted ceilings and enormous character. The middle bedrooms interconnect via a secret panel however all the bedrooms are accessible independently from the two staircases.

Entry to the cottage is at the rear via two doors, one benefitting from a porch and lobby, the porch with a pretty porthole window.

**GARDENS AND GROUNDS**

As previously mentioned prior to the front gates you drive over the green alongside the village pond.

Left of the gates stands **the oak barn** and opposite the barn is a semi circular stone patio, a pleasant seating spot for the residents of the barn. The ground floor of the barn is open plan, in the kitchen are dark burgundy hi gloss units and integrated is a dishwasher, fridge, Neff oven and induction hob. Plumbing is installed for a washing machine. Upstairs is a striking bedroom with a beamed, vaulted ceiling and a contemporary shower room. It is a superb self contained annexe/studio or income. Wi-Fi is connected.

The cottage is surrounded by its formal gardens, at the front a lawn encased with mature trees giving the lawn privacy. At the side is the beginning of the box hedging, used here as beds to harbour rose bushes and flowers. Flagstones take you to the back and dividing the front and back is a charming folly comprising a gothic stone arched doorway flanked by brick walls that incorporate gothic stone windows, it is an unexpected but eye catching feature.

The rear garden is particularly striking, reminiscent of a grand landscape only smaller in scale with a parterre design of further box hedging contrasted by shingle paths which is finished off with a brick herringbone pattern seating area. The lawn is slightly raised and well manicured and dotted with trees. At the far end of the cottage is decking and hidden away a quaint **BBQ hut** in the form of what can only be described as a Hobbit House. Inside is a central fire pit that is surrounded by benches. Mains power is connected and the Hobbit House makes for a superb entertaining space.

Following on from the formal gardens are the paddocks abutting countryside, left as natural habitat mostly although cut back in places so they can be walked through and enjoyed. The first paddock hosts a kidney shaped pond and wetland and on the bank is a shed. This paddock, pond and view is the outlook for the **Shepherds Hut**, a sturdy cast iron chassis below a solid oak handmade cabin that is insulated with double glazed windows and twin doors. The elegant interior has a living area, bedroom, and a shower room. There is a sink and kitchen cupboards in the living area and also a woodburning stove. Mains electricity is connected and the adjoining elevated decked terrace has a hot tub.

Another paddock is beyond that can support a variety of uses, either grazing, possibly standing for another shepherds hut or even an office (the latter options subject to planning permission). A stream meanders through the grounds and three bridges situated within the grounds allow you to cross easily into all parts of the land.

In summary the plot has two defined sections, the formal gardens enveloping Warrens and the paddocks which are left to more of a wild environment with a different but not lesser appeal, and the Shepherds Hut and paddocks benefit directly from the rural views.

**COUNCIL TAX** – Band F £3,573.66 2026/27

## **VIEWING**

Strictly via the vendors agent.

## **LOCATION**

Ludgershall derives from the Old English words Lute-Gar and Halh and translates to ‘Nook with a trapping Spear’.

The village, which sits on the Oxon/Bucks border has a 14<sup>th</sup> Century Church and a large village green. Although the populus and number of houses has increased over time the north end of Ludgershall still upon its approach is the aforementioned green with a scattering of Cottages, many being 17<sup>th</sup> Century.

There is a village pond and fishing club, childrens play area, and a popular pub/restaurant.

Rail connections are excellent with Bicester (7 miles) providing a service to Marylebone in 70 minutes and Thame (9 miles) and Aylesbury (12 miles) also arriving at Marylebone in 40 minutes and just under an hour respectively. Oxford (16 miles) has a service to Paddington taking approximately 70 minutes. The M40 is about 9 miles.

## **EDUCATION**

Preparatory Schools at Ashfold and Oxford.

Primary School in Grendon Underwood.

Secondary School in Waddesdon. Public Schools at Stowe and Oxford.

Grammar Schools at Aylesbury.

## **AGENTS NOTES**

The Thatched Roof – The vendor obtained an appraisal of the thatch and we await the reports recommendations.

Retrospective planning consent for the conversion of the barn and use permitted as a holiday let was obtained in 2015. The planning reference at Aylesbury Vale District Council being 15/01825/APP.

A footpath crosses one of the paddocks.

## **SERVICES**

Mains electricity, water and drainage. Fibre broadband which is hard wired to The Barn. Oil fired central heating, the Heritage Range in Warrens providing heating and hot water to Warrens and The Barn.



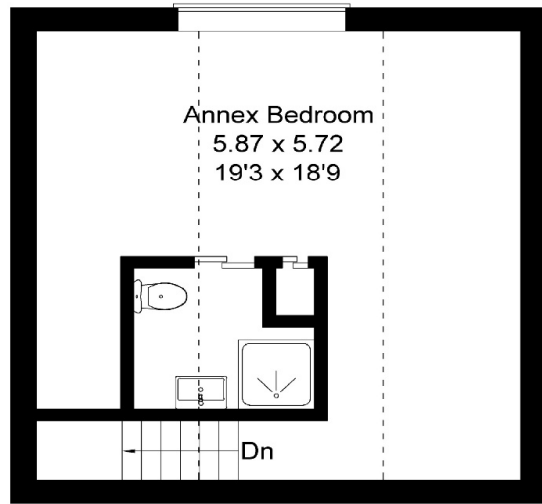
# Warrens

Approximate Gross Internal Area = 118.83 sq m / 1279.10 sq ft

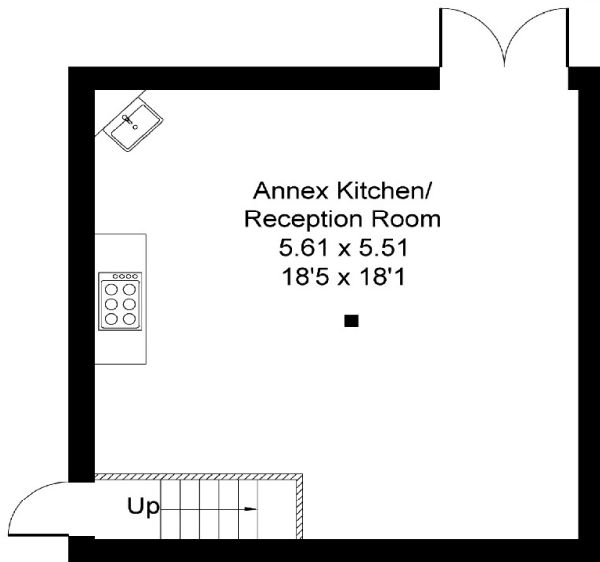
Outbuilding = 67.06 sq m / 721.87 sq ft

Total = 185.89 sq m / 2000.97 sq ft

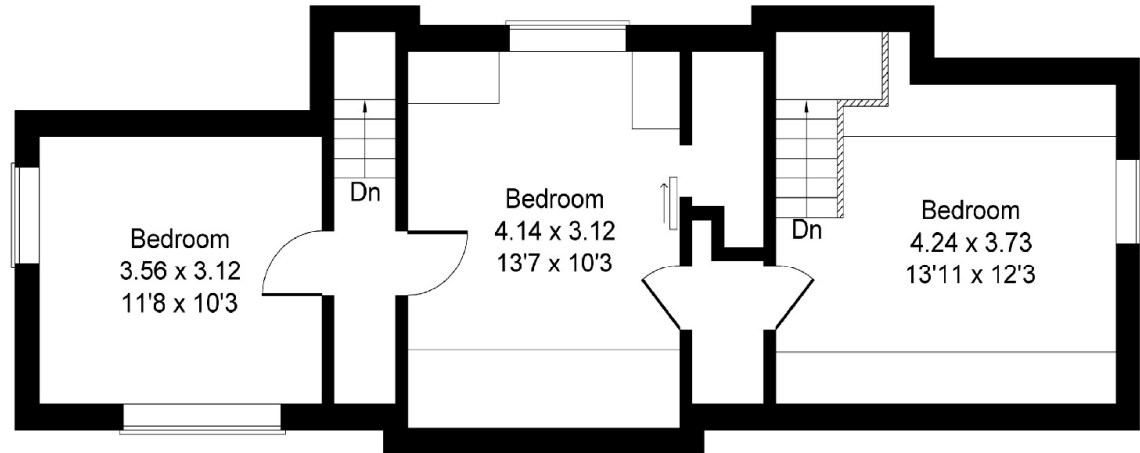
Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2026.



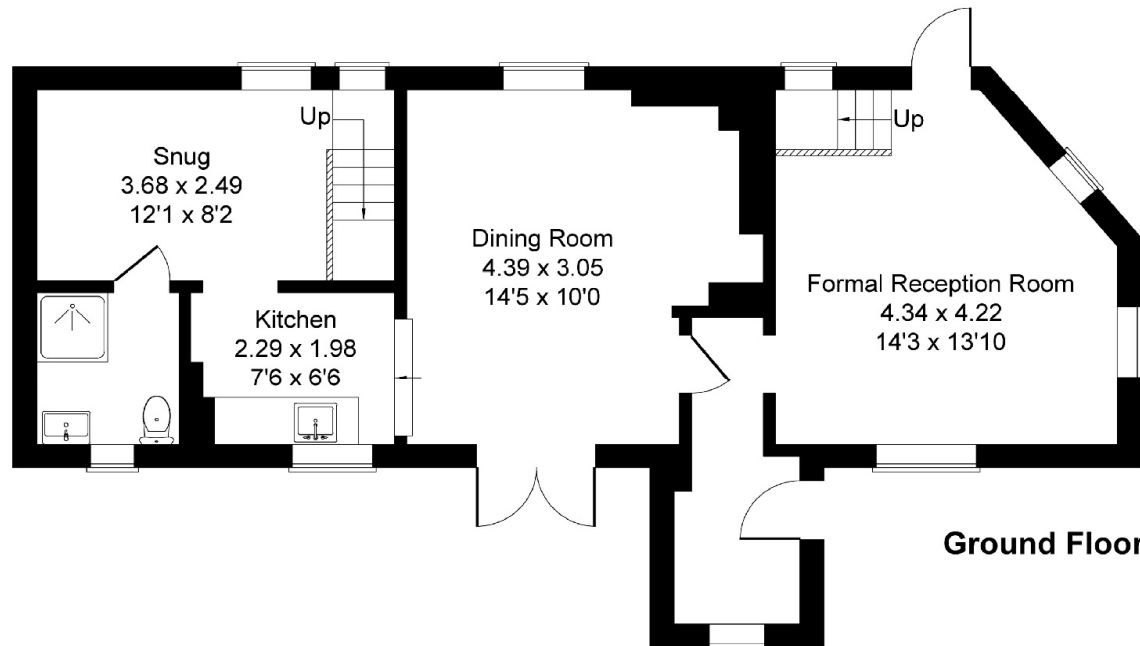
**First Floor Outbuilding**



**Ground Floor Outbuilding**



**First Floor**



**Ground Floor**

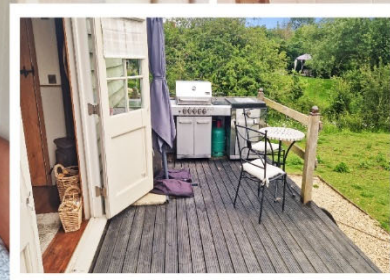




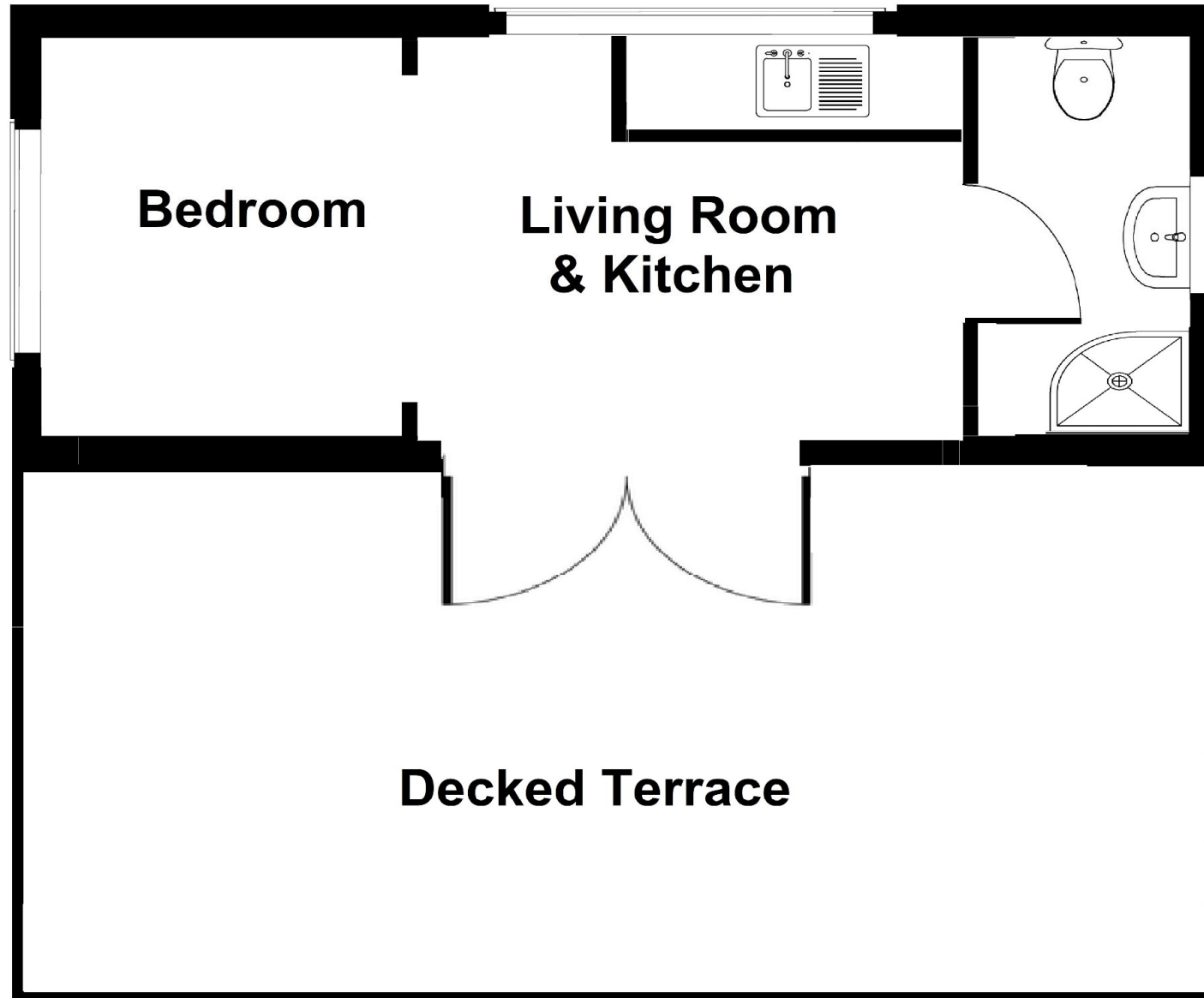




**The Barn  
Holiday Let**



# THE SHEPHERDS HUT







#### IMPORTANT NOTICE

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

