





Summer Cottage is situated to the edge of Bishopstone Village with a charming, well maintained private garden and easy access to the popular village pub, The Royal Oak.

Ground Floor

- Kitchen / breakfast room
- Rear hall / boot room with 2nd cooker and downstairs loo
- Utility room
- Study / snug / playroom with fixed shelves and cupboards
- Front hall
- Sitting room
- New wooden Leekes Conservatory with under floor heating and "Appeal Blinds"
- Oil fired central heating
- "Everhot" cooking range

First floor

- Family bathroom with shower, bath and WC
- Cupboard space off the landing
- 2 double bedrooms
- Master bedroom with en suite shower room, fitted wardrobe and double fitted cupboards
- Every window in the house was replaced 2 years ago with wooden double-glazing.

Local amenities

Bishopstone is a popular village set on the edge of the Ridgeway and Marlborough Downs which both provide almost unrivalled riding, cycling and walking opportunities over an area of outstanding natural beauty. There are a number of popular golf courses within a short drive. The area also offers a wealth of equestrian opportunities. Bishopstone has a very popular primary school, a Forest Pre-school and nursery (Alfresco Nursery) and a well acclaimed gastro pub "The Royal Oak". Bishopstone is an active village with a thriving community.



The nearby market towns of Faringdon, Wantage and Marlborough are all within 12 miles and provides an excellent selection of independent and high street shops.

The village of Shrivenham is located just 3 miles away, and offers a range of everyday stores, including two supermarkets, a chemist, a florist, a beautician, a popular artisan delicatessen and café, a doctor's surgery and many popular public houses and restaurants.

A more substantial choice of shops and services can be found in Swindon, which is 7.5 miles from Bishopstone. An attractive alternative is Oxford that is reached by car in approx 50 mins (a regular Express Bus runs from Shrivenham). Swindon also offers excellent transport links to London and the West, via both road and rail with Swindon Station within 9 miles, Hungerford Station 14 miles and Junction 14 of the M4 11 miles and Junction 15 and Great Western Hospital only 5 miles away.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.



Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents Kidson-Trigg 01793 781937





- 3 bedrooms
- Quiet location
- Secure private gardens
- Off-street parking / carport
- Sought after village
- Excellent walking riding and cycling opportunities
- Well located
- Situated on the edge of the Marlborough Downs and Ridgeway
- Good road communications