







A substantial 4 bedroom detached house surrounded by its own gardens sitting on over a quarter of an acre. Double garage, off-street parking, secure private gardens which maximizes daytime and evening sun.

**Mayfield sits in an elevated position** just off the High Street in Bishopstone. The house was purchased from new by the current owners in 2005, since then they have improved and upgraded the house and gardens.

**The property is approached via a private drive leading to a paved parking area in front of the double garage.** There is a pedestrian access into the garden.

The main house can be accessed via the front garden and front door, through the integral garages or through the garden and via the kitchen.

The front door leads into the front hall, which accesses the kitchen/breakfast room and also the sitting room. There is a downstairs loo accessible directly from the hall on the left hand side.

**The Kitchen has stone floors with underfloor heating, range cooker and fitted units.** There is room for a kitchen table/dining area at one end which looks over the garden through trifold doors. The utility room and garage are accessed via the kitchen. The sitting room has a highly efficient wood burning stove and leads on to the conservatory (currently used as the children's play room).

**On the first floor there is a master bedroom (fitted wardrobes) with en-suite shower room.** There are a further two double bedrooms, single room and family bathroom.

The garages could benefit from conversion for an office/further accommodation as there is ample off-street parking.

**The gardens have been fully landscaped by the current owners.**

**There is a terrace area immediately adjacent to the kitchen/breakfast room** and a further larger terrace/entertaining area at the top of the garden which benefits from evening sun.

There are two further areas of garden, one to the side of the house currently used as a children's play area (trampoline) and another





mainly lawn garden to the front of the house.

**Importantly the gardens are secure and maximizes day time and evening sun.**

#### 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



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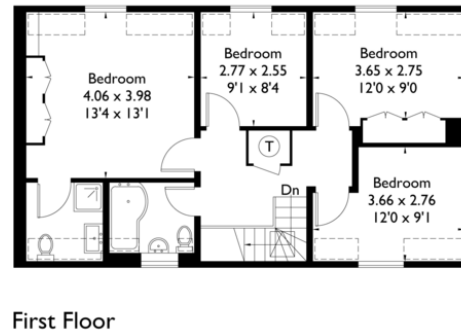
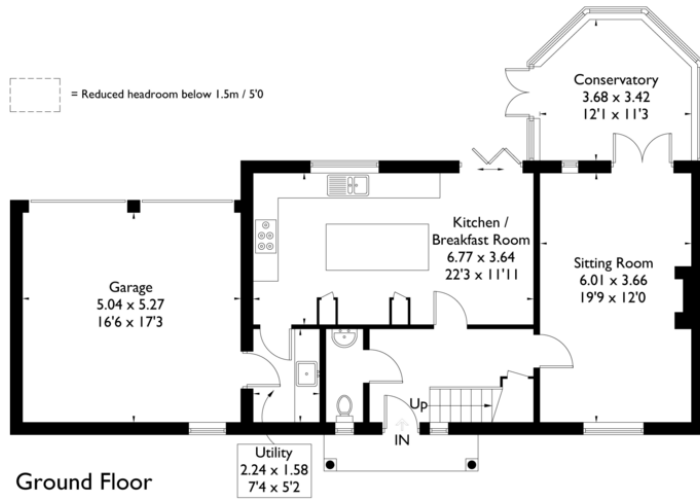
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements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

Viewing strictly through sole agents Kidson-Trigg 01793 781937



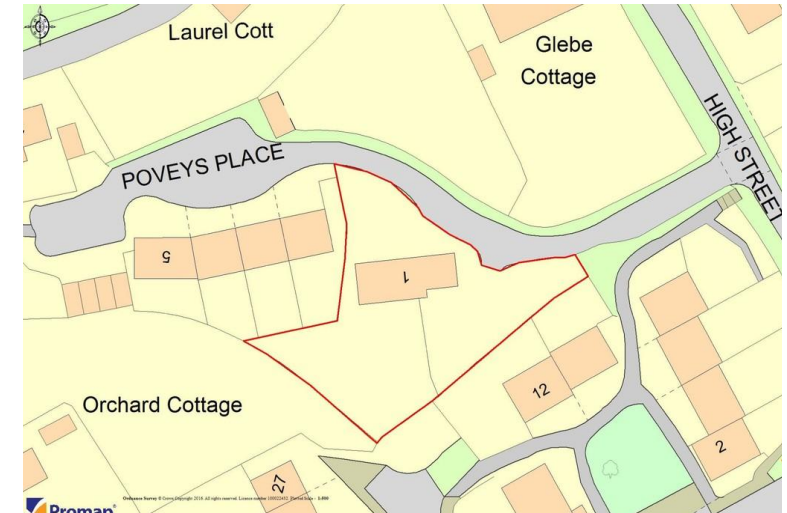
## Mayfield, 1 Povey Place, Bishopstone, Swindon, SN6 8PE

Approximate Gross Internal Area = 166 sq m / 1787 sq ft  
(Including Garage)



FLOORPLANZ © 2016 0845 6344080 Ref: 177344

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



- **Detached 4 bedroom house**
- **Terraces which maximise evening and daytime sun**
- **Kitchen diner with trifold doors to terrace**
- **Surrounded by its own gardens**
- **Integral double garage**
- **Sits in an elevated position**
- **Secure off-street parking**
- **Sought after village**
- **Secure private gardens**
- **Purchased from new in 2005**