





A stunning, 4 bedroom, recently refurbished and extended home. The house was completely renovated and extended in June 2012. There is a newly constructed south facing oak framed kitchen/diner overlooking a terraced area and the garden. Far reaching views towards the Downs and White Horse.

Stag cottage has been completely renovated and extended by the current owners, the principal works include completely new plumbing and electrics, reconfiguration of the first floor to provide a new family bathroom and an en-suite shower room to the master bedroom, a loft conversion to provide two new bedrooms. The construction of a new substantial oak framed kitchen/diner. The remainder of the house has been refurbished.

Access to Stag Cottage is either through the main front door which leads directly into the sitting room or through a side door (from the off-street parking) into the utility room. The utility room leads to the integral garage and also to the kitchen/diner. **The kitchen comprises a large oak fronted room with double bi-folding doors leading onto the terraced area and lawned garden.** There is an electric AGA range within a fire surround, island unit, limestone floors with (water) under-floor heating.

The sitting room has a large efficient open fire and also the front door. Adjacent is the snug with a wood burning stove. Both rooms have retained their period features. There is a WC at the foot of the stairs.

On the first floor there is the master-bedroom which has an en-suite shower room and the family bathroom.

On the second floor there are two further bedrooms both with fitted cupboards/wardrobes.

Outside there is gravelled off-street parking.

There is a Yew hedge separating the parking from the lawn. From parts of the garden there are stunning far-reaching views toward the Downs and The White Horse. There is a sunken trampoline and greenhouse, both of which the owners intend to leave. Fixtures and Fittings - The larder unit in the kitchen is not included in the sale.



Local amenities

Bourton is a popular village set near 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. **Bourton is home to the popular and well respected Preparatory School Pinewood.** There are also several schools in neighbouring villages that have been rated Good and Outstanding by OFSTED. These villages also offer some stunning country pubs and the village of **Shrivenham is located just 1.5 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.** Shrivenham also **boasts several sports clubs for children and adults with a recreational ground and tennis courts amongst others.**

The nearby market towns of Faringdon, Wantage and Marlborough are all within 15 miles and provides an excellent selection of independent and high street shops, restaurants, cafes and produce markets.

A more substantial choice of shops and services can be found in Swindon, which is 8 miles from Bourton. 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 10 miles, Hungerford Station 15 miles and Junction 14 of the M4 12 miles and Junction 15 and Great Western Hospital only 7 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

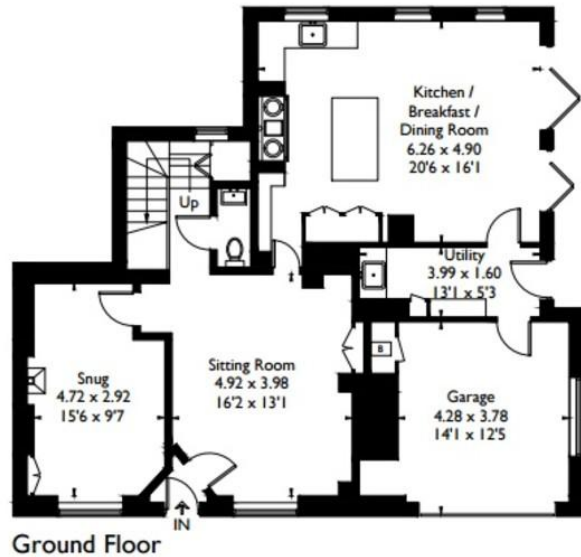


Stag Cottage, Silver Street, Bourton, Swindon, SN6 8JF

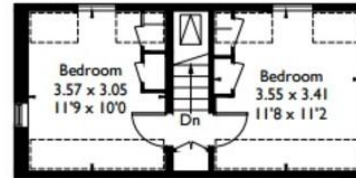
Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft
(Including Garage)



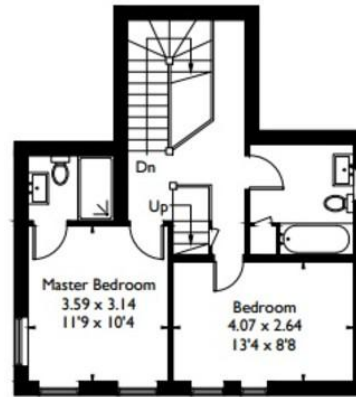
▭ Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

FLOORPLANZ © 2017 0845 6344080 Ref: 181180



4 bedrooms

Off-street parking

Completely renovated in 2012

Master bedroom and en-suite shower room

Newly constructed oak framed kitchen/diner

Open fire to sitting room

South facing Garden

Wood burning stove to snug

Views towards the Down and White Horse

Excellent location for commuting and schools