





A charming 3 bedroom cottage with off-street parking and secure gardens in a sought after village. There is a surprising amount of rooms to the ground floor including an office, utility room, kitchen, dining area and sitting room with wood-burning stove. Primary school, nursery and gastro pub in the village.

Brambling Cottage sits on the edge of the sought after down-land village of Bishopstone. There is off-street parking immediately to the front of the house. There is access from the off-street parking into the front door. To the left there is a sitting room with a wood burning stove. The staircase is immediately to the right. Straight ahead leads on to a good size L shaped kitchen diner, with the eating area immediately to the left and the kitchen immediately ahead. There are Travertine tiles throughout this area. The kitchen has a double electric oven with a 4 ring electric hob and extractor over.

Through the kitchen is a good size utility room with doors leading to both the rear gardens and the front/side garden. Beyond the utility is a useful office which has double French windows overlooking the garden.

On the first floor there are two double bedrooms a single bedroom and a family bathroom (with shower over).

There is garden to three sides of the property. There is a mainly lawn area to the side and gravelled and paved areas to the rear and side. There are plenty of areas for both play and entertaining.

Importantly the south facing gardens benefit from daytime 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" and a new Boutique Hotel opening soon. Bishopstone is an active village with a thriving community.

The nearby market towns of Faringdon, Wantage, Marlborough are all within 12 miles and provides an excellent selection of independent and high street shops. Cirencester and the Cotswolds are easily accessible just down the A419.

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. Oxford is reached by car in approx 40 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

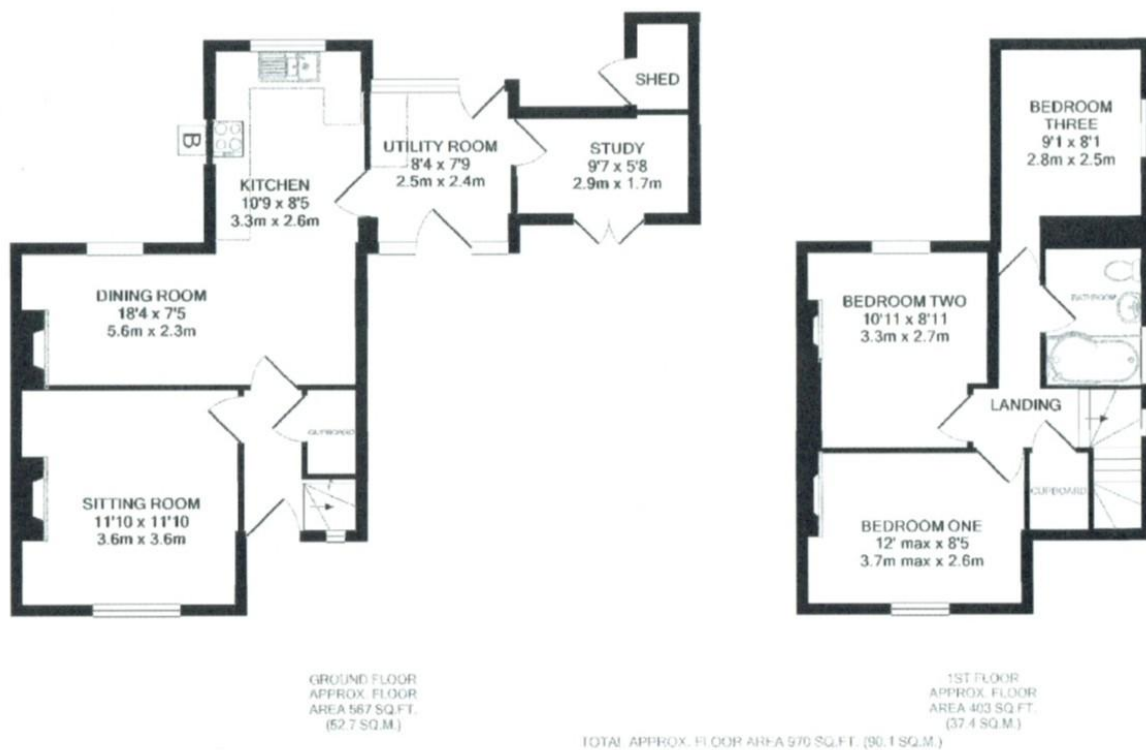
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Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they 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**





- 3 bedrooms
- Off-street parking
- Extensive ground floor space
- Wood-burning stove
- Kitchen/diner
- South facing Secure gardens
- Sought after village
- Gastro Pub
- Primary School and Nursery
- Excellent location for commuting and communications