





Set in 1.2 acres with a paddock, 3 stables and tackroom (with planning permission for residential conversion), a substantial 5 bedroom detached house (totaling just under 3,000 sq ft including the garage), large well maintained gardens, plentiful parking, large single detached garage, option to rent more land (tbc). Church view sits in an elevated position with attractive rural views across neighbouring fields and towards Sevenhampton Church.

The house is approached via a tarmac entrance which leads to the side of the house and up to the detached single garage, which has a full length work bench and solar panels fitted to the roof. The drive continues on, past the house to the stables and also round to a tarmacked area to provide lorry parking (or otherwise).

From the parking area, the side door leads into a generous hallway, which is currently used as a dining room, to the left is a large cloakroom with fitted cupboards. To the right of the hall is an expansive sitting room with a gas powered stove, windows spanning both sides and French doors at one end leading into the garden. Straight on and to the left of the hall is the snug with a multi fuel stove. Through the hall is a good sized kitchen, with ample room for a family sized kitchen table. There are a good range of fitted units, an integral fridge freezer, 2 chest height ovens and space for a dishwasher. Through the kitchen is a large utility room with fitted cupboards and space for washing machine and tumble dryer and other white goods.

The first floor has 3 double bedrooms, a single bedroom and a large family shower and bathroom. The master bedroom has an en-suite shower room and looks over the gardens and fields beyond. The second floor has a double bedroom and potentially a sixth bedroom if one allows for a walk through.

There is a large well maintained mainly lawn garden. The garden is private and not overlooked and benefits from all day and evening sun with a hot tub on the patio. The garden borders and has views across the fields beyond.

For an equestrian occupier, hacking locally is considered to be good for example there is an approximate 7 mile loop down Fresden Lane and back through Coleshill National Trust Park and a bridle path just 100 yards from the house. The very popular Wickstead Equestrian centre which has an indoors school, extensive

stabling and livery and a cross country course and is within a short
ridable distance.

Shrivenham is 2 miles away and is a vibrant and well equipped
village sitting at the foot of the Wiltshire and Berkshire Downs and
at the entrance of the Vale of The White Horse. The village offers
three public houses, a very popular artisan coffee house and
delicatessen, convenience stores, hair dressers, florists,
beauticians, a doctors surgery and pharmacist to name a few.
There is a popular primary school in the heart of the village.

The village is also home to the international and prestigious
Defence Academy (formally The Royal Military College of Science).

Swindon centre is approximately 8 miles and Oxford 25 miles
(accessed directly via the A420) where there are bus and train
services, (trains from Swindon, Hungerford and Didcot direct to
London Paddington)

Junction 15 of the M4 is approximately 9 miles providing access to
the west (Bath/Bristol and the M5) and to the East
(Newbury/Reading and London).

Cirencester is located approximately 21 miles away and can be
accessed via the A419 which is circa 4 miles from Shrivenham.

Shrivenham C of E (C) Primary School is located in the centre of
the village Ofsted rating Good

Secondary ☐ Faringdon Community College ☐ Ofsted rating
Outstanding

Pinewood Preparatory School is approximately 10 minutes by car.

DISCLAIMER

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their accuracy including text, measurements, photographs and
plans is for the guidance only of prospective purchasers and must
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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



Churchview Cottage, 11 Sevenhampton, Swindon, SN6 7QA

Approximate Gross Internal Area = 249.4 sq m / 2684 sq ft

Garage = 28.6 sq m / 308 sq ft

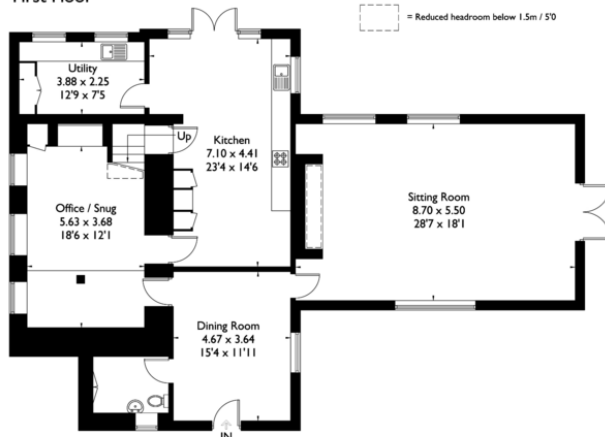
Total = 278 sq m / 2992 sq ft



First Floor



Second Floor



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 214169

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.



- 1.2 acres
- 3 stables and tack room
- Planning permission to create a detached annex
- Substantial 5 bedroom house
- Just under 3000 sq ft excluding the potential annex
- Large well maintained mainly lawn garden
- Plentiful parking and yard
- Post and rail paddocks
- Option to rent more land (TBC)
- Convenient location for main arterial routes and mainline train