





A stunning, beautifully finished 4 bedroom house, in the sought after village of Bourton. Off-street parking, garage, good size secure rear garden. Of particular note is the size of the house (with well over 2,000 sq ft of space), the choice of rooms and the finish.

The Old Post House is located in Bourton, a popular village set at the foot of an Area of Outstanding Natural Beauty and The Ridgeway, whilst also benefitting from excellent communications for both commuters and other travel.

The house is approached via a parking area to the side of the house and in front of the garage. There is a pedestrian gate which leads through the front garden to the front door, this leads immediately into a spacious hall, with high coved ceilings, a wood-burning stove and polished timber floors. Due to its size this room is also used as a further reception room. Through the hall is a light and airy kitchen, which has ample fitted units, a full-size built in fridge freezer, granite worktops and an electric AGA, there is an island unit with a built in dishwasher. Adjacent to the kitchen is a walk in pantry, utility room with the WC located beyond. There are French Windows from the kitchen leading onto the rear terrace. Adjacent to the kitchen is the principal sitting room, also with French windows leading onto the rear terrace. Through the sitting room is a good sized office. Behind this is a further storage room and side entrance. To the right of the front hall is another reception room/sitting room/snug with a wood-burning stove. This looks out over the front garden.

The first floor has 4 bedrooms and two bathrooms. The master bedroom has an en-suite shower room. There is a family bathroom, a double bedroom and two further bedrooms.

There is a large boarded loft providing extensive storage space. There is a gravelled front garden. The rear garden is laid mainly to lawn, with mature shrubs and trees to the borders. The garden is walled on all sides, making it secure and therefore arguably ideal for children and pets.

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 Pine Wood. There are also several schools in neighbouring villages that have Ofsted ratings of Good and Outstanding. These villages also offer some popular Gastro pubs. 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 has 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.

Oxford - 28 miles (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, Junction 14 of the M4 - 12 miles and Junction 15 M4 and Great Western Hospital - 7 miles, Gloucester 17 miles

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



The Old Post House, Bourton, Swindon, SN6 8HZ


Approximate Gross Internal Area = 157.7 sq m / 1697 sq ft

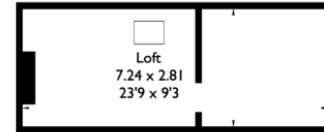
Loft = 20.3 sq m / 218 sq ft

Garage = 22.2 sq m / 239 sq ft

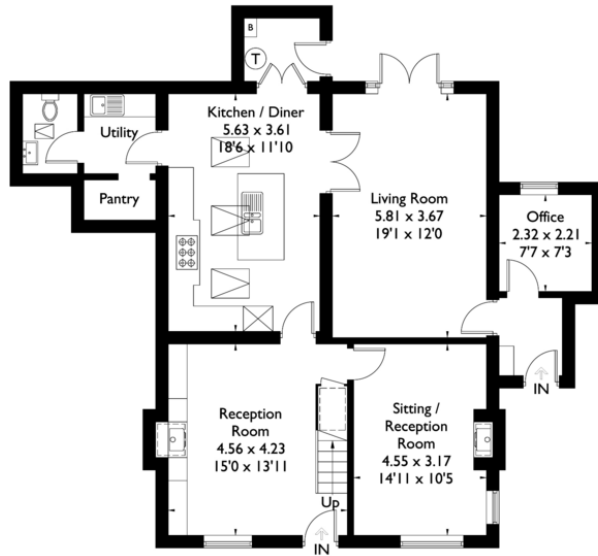
Total = 200.2 sq m / 2154 sq ft



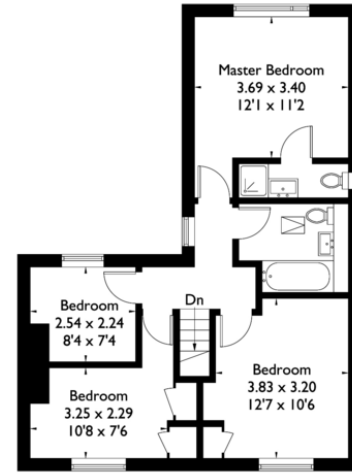
 = Reduced headroom below 1.5m / 5'0"



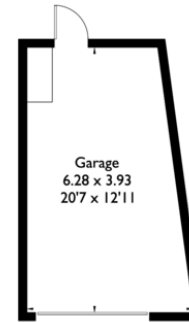
Loft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



- 4 bedrooms
- Single garage
- Secure mainly lawn rear garden
- Off-street parking
- Master bedroom with en-suite
- Over 2,000 sq ft of space
- Large and spacious property
- Good commuter location
- Set at the foot of the AONB and Ridgeway
- Two rooms with wood burning stoves.

FLOORPLANZ © 2018 0203 9056099 Ref: 218922

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.