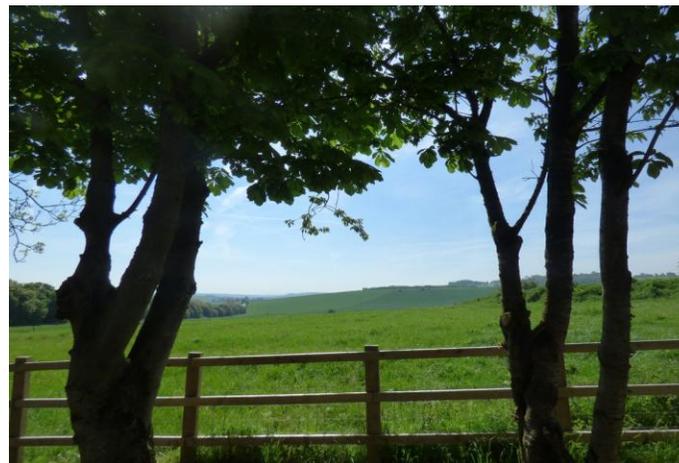






Available immediately - Liddington Warren Cottages sits in a rural position amongst a cluster of other houses. There is ample parking to the front of the house. The front door leads into the hall, to the left is the sitting room, and further on and to the right is the kitchen which leads onto the utility room and WC. To the left of the kitchen and looking over the rear garden is another sitting room. Upstairs there are three double bedrooms and a family bathroom. There are rural views from both the front and rear of the house. Most of the gardens are laid to lawn with a decked terrace area sitting to the side of the house.



The property is just a couple of miles from the village of Liddington which is considered to be a premium location as it sits 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, whilst also being located just moments from the Great Western Hospital, A419, A420 and Junction 15 of the M4 meaning the house sits in an exceptional location for commuting and communications. There are a good choice of nurseries, primary and secondary schools surrounding the property, both

state and private.

Swindon Railway station is just 5.5 miles, alternatively Hungerford and Didcot are also used regularly by people in the area. All 3 stations are on the mainline to London Paddington, Bath, Chippenham, Pewsey etc. and the West Country.

Liddington sits between the popular market towns of Marlborough, circa 7 miles and Cirencester, circa 19 miles. Swindon centre circa 5 miles.

EPC rating "64"

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





- 3 bedrooms
- Rural views
- Good sized gardens
- Convenient location
- Ample parking
- Available immediately

33 High Street, Shrivenham, Swindon,
Wiltshire, SN6 8AN

www.kidsontrigg.co.uk
shrivenham@kidsontrigg.co.uk
01793 781937

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.