





Sitting in an elevated position with far reaching views across open countryside, a 5 bedroom detached house, large well-manicured lawn gardens, double garage, secure off-street parking. On the edge of an Area of Outstanding Natural Beauty. 140 km of breathtaking walking cycling and riding along the Ridgeway just moments away

Cherry Tree House is accessed off the Ashbury to Bishopstone road through a gated entrance leading onto a gravelled drive. The house is set back from the road, to the right is a detached double garage (which subject to any necessary consents could be used as further accommodation/office/studio/annex).

There is a main front door which leads into the front hall immediately to the left is a WC. The sitting room sits on the easterly side of the house, there are French doors opening out onto the rear terrace and main garden. There is a wood burning stove sitting centrally in the room. Adjacent to the sitting room is the dining room (alternative uses to suit the occupier.) There is a large open plan kitchen/diner which sits to the westerly side of the house. There are ample fitted units and an integral fridge freezer, integral dishwasher and range cooker with extractor hood over. Through the kitchen is the utility room which has a fitted sink unit and space for a washing machine and tumble dryer. There is an external door from the side patio into the utility room.

The first floor has 5 bedrooms, 4 of which are double bedrooms and 1 single. The master bedroom has a double fitted wardrobe and an en-suite shower room. The principle guest bedroom also has a double fitted wardrobe and en-suite shower room. There is a family bathroom which services the remaining 3 bedrooms. Both double bedrooms have fitted wardrobes and there is also further storage/hanging space on the landing. The main rear



garden is laid principally to lawn and rises gently from the terrace up to the southerly boundary. Importantly there is open countryside both to the front and the rear of the property and there are views from the gardens and the majority of ground and first floor rooms. Cherry Tree House is an individual village house sitting in the sought after village of Ashbury in an Area of Outstanding Natural Beauty yet also benefitting from being only 6 miles from the Great Western Hospital and Junction 15 of the M4 making it convenient for commuting and transport links.

Ashbury is a charming Downland village, close to the Ridgeway and the Lambourn Downs and the National Trust sites at White Horse Hill and Ashdown House. The Rose & Crown is a popular village pub and Ashbury is a thriving community with several clubs and activities. There is a popular Parish Church and the Church of England Primary School is very highly regarded.

Ashbury is on a bus route between Lambourn and Swindon and Shrevenham is only 3 miles away where there are bus links to Swindon and Oxford. Swindon centre is approximately 9 miles and Oxford 28 miles where there are bus and train services, (trains from Swindon, Hungerford and Didcot direct to London Paddington in 50 mins).

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.

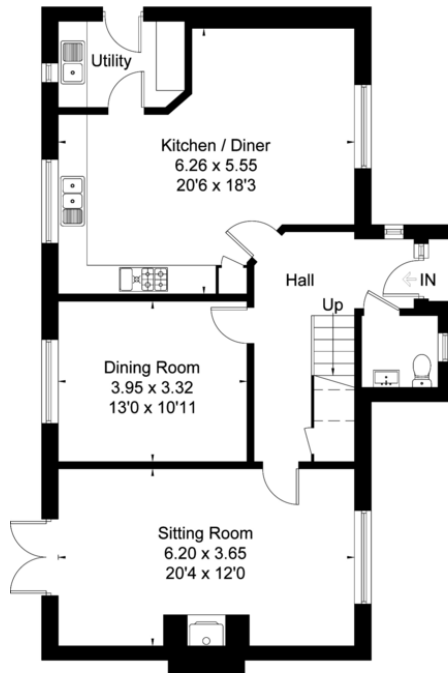
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents

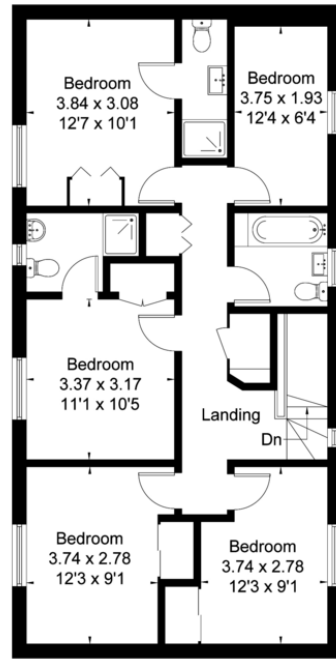
Kidson-Trigg



Approximate Area = 169 sq m / 1819 sq ft
 Garage = 29.4 sq m / 316 sq ft
 Total = 198.4 sq m / 2135 sq ft
 Including Limited Use Area (3.0 sq m / 32 sq ft)

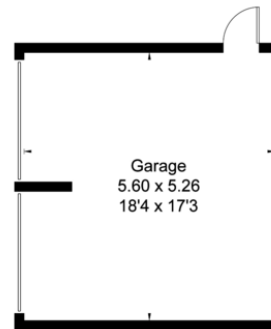


Ground Floor



First Floor

[] = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 241688



- 140 km of breathtaking walking, riding and cycling along the Ridgeway just moments away
- Detached 5 bedroom house
- Far reaching rural views
- Sitting in an elevated position
- Large mainly lawn gardens
- Detached double garage
- Convenient location for commuting and schools
- Set in the North Wessex Downs Area of Outstanding Natural Beauty
- Well appointed and well maintained house
- Mainline to Paddington from Swindon, Hungerford or Didcot
- Secure gated drive/entrance/off street parking
- Primary school, shop and café and popular village pub in the village