







A substantial detached archetypal 4 bedroom (Homes and Gardens Style) thatched house. Exceptional gardens, off street parking, detached garage, quiet village location. Brook Cottage sits in the centre of the popular village of Watchfield and represents a beautifully finished and designed house with particularly good gardens.

There is off street parking to the side of the house and in front of the single garage. The front door leads into a useful entrance hall. Straight ahead is the sitting room which has a feature gas fire. Then sitting room is L-shaped creating 2 useable areas. To the right of the entrance hall is a large kitchen/dining room which opens out to the family room. There are ample fitted units, a gas fired Aga, built in Miele oven and hob and built in dishwasher. Through the kitchen is a utility room with fitted units and space for a washing machine and tumble dryer etc. Adjacent to the utility room is the shower and WC. There are stairs from the utility room leading up to a study with a generous bank of fitted cupboards. This cannot be listed as a 5th bedroom for regulation reasons. From the sitting room there are stairs leading to the first floor. The master bedroom has fitted wardrobes as does bedroom 2. There is a family bath and shower room centrally on the first floor which services all of the bedrooms. The second floor has 2 further bedrooms. To the rear of the house there are terraced areas and a large mainly lawn private garden with a small stream to the bottom. There is a timber pedestrian gate leading from the garden to Oak Road. The garden could easily be made secure for children and dogs.



The village of Watchfield has a supermarket, family pub/pizzeria, hairdressers, opticians, school, play areas and other local conveniences all within walking distance. There is stunning surrounding countryside providing excellent walking, riding and cycling opportunities, golf clubs and



ample pubs and restaurants nearby.

Shrivenham is approximately 1 mile from Watchfield 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, florist, beautician, a doctors surgery and pharmacist to name a few. 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 23 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 8 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.

Faringdon is approximately 4.5 miles with a Waitrose, Tesco, Aldi and other shops commensurate with a local market town. Faringdon hosts a weekly market and monthly farmers market..

Watchfield Primary Ofsted rating Good

Shrivenham C of E (C) Primary School Ofsted rating Good  
Secondary – Faringdon Community College – Ofsted rating Outstanding

Pinewood Preparatory School is approximately 10 minutes by car.  
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.



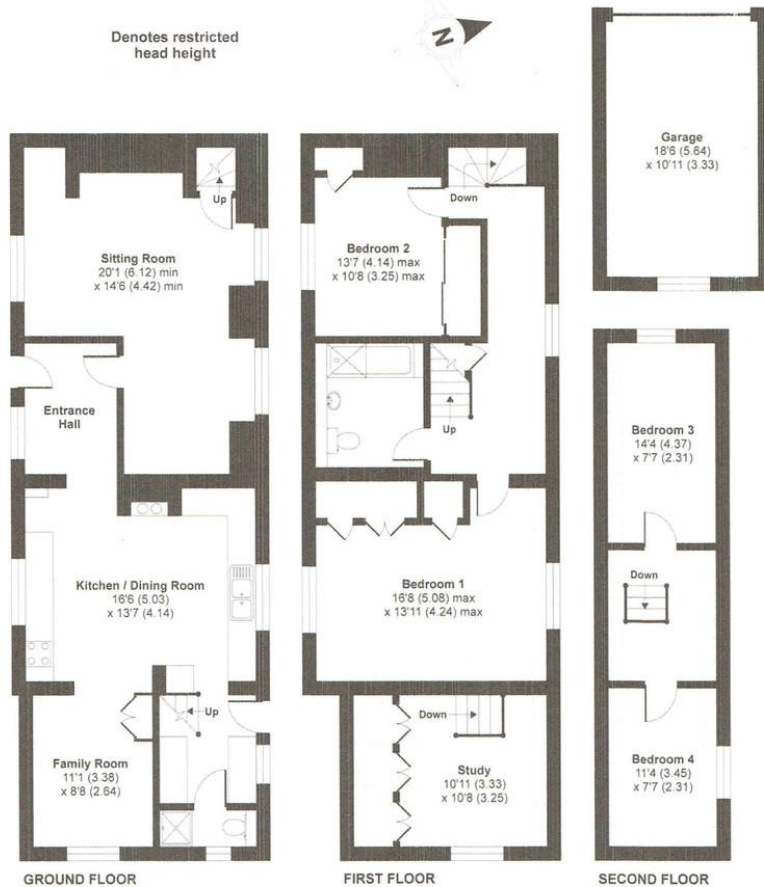
**Viewing strictly through sole agents**

**Kidson-Trigg 01793 781937**

## Oak Road, Watchfield, Swindon, SN6

APPROX. GROSS INTERNAL FLOOR AREA 1993 SQ FT 185.1 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Denotes restricted  
head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



- Just under 2,000 sq ft of total space!
- 4 bedrooms (5 bedrooms if study used)
- WC shower room to the ground floor
- Feature gas fire in the sitting room
- Archetypal detached thatched house
- Convenient location for schooling, commuting. Between the Cotswolds and the AONB
- Open plan kitchen/diner/family room
- Idyllic and good sized mainly lawn garden could be made secure for children and dogs
- Off-street parking
- Single garage