







A substantial 3 bedroom detached home in the sought after village of Ashbury. Garage, private drive, extensive parking, front and rear gardens. Pub and Primary School in the village. Convenient location.

Available immediately.

The front door leads to a spacious hallway with parquet flooring. To the right is the kitchen with ample fitted units, space for a dishwasher, cooker and fridge. The Belfast sink is situated under the window which looks out to the front garden and left towards the paddock and fields beyond. Straight ahead is the large sitting room with open fire and glazed doors leading to a light and airy extension to the rear, with tiled flooring and bi-fold doors leading to the rear garden. Back through the sitting room is the double aspect dining room with a glazed door leading to the rear garden. Also located from the hallway is a WC and access to the integral garage. Upstairs there are 2 large double bedrooms and a smaller double and a bathroom with shower over bath. The upstairs landing is light and spacious giving a real sense of space to the property. There is an integral garage, driveway parking and mainly lawn garden to the front with a mature mainly lawn garden to the rear. Inchmurrin sits at the end of the quiet no through road 'Kings Close' in the sought after village of Ashbury. The village is adjacent to an Area of Outstanding Natural Beauty yet also benefits from being only 6 miles from the Great Western Hospital and Junction 15 of the M4 and 11 miles from Junction 14 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. Ashbury has a village shop/cafe, 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 Shrivenham 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).

Available immediately

Deposit £2,250

Rent £1,500 pcm payable in advance

#### 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**





- Substantial detached house
- 3 bedrooms
- Extensive choice of rooms to the ground floor
- Stunning extension with bi-fold doors to the garden
- Quiet end of Close location
- Views out across a paddock and farm land
- Sought after village location
- Excellent commuter location
- Available immediately