





No onward chain! Available immediately. A substantial, detached, 3 bedroom 2 bathroom bungalow with 2,244 sq ft of total space. Private drive and off street parking, well maintained gardens. Peaceful village setting.

Single garage and detached outbuilding to the rear.

Options to extend.

Pentire was extensively refurbished and improved by the current owners.

The property is located on Mount Pleasant which is a quiet elevated road on the westerly side of Bishopstone. This is an individual property accessed via a private driveway leading to a good sized off-street parking area. The house sits centrally within its plot, with access down both sides of the house and the mainly lawn garden located to the rear. Importantly the garden is south and west facing taking as much advantage as possible of daytime and evening sun.

The front door leads into a useful porch, large enough for coats and boots. There is a secondary door into the principle hall. To the left is a good size sitting room, straight ahead is the L-shaped kitchen/breakfast room. There are ample fitted units, oven, hob, commensurate with a house of this calibre. The breakfast room has double door opening out into the conservatory which in turn has double doors opening out to the terrace and main garden. To the right of the main hall leads to the 3 bedrooms and 2 bathrooms. The master bedroom we consider to be very generous with fitted cupboards and double glazed doors opening out onto the rear garden.

The second bedroom also has fitted cupboards. Bedroom 2 is a smaller double bedroom. There is 1 WC shower room and 1 WC bathroom. This is an extensive house situated in a good location and in a premium village and available immediately.

Bishopstone is a popular village set 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. There are a number of popular golf courses within a short drive. The area also offers a wealth of equestrian opportunities. Bishopstone has a very popular primary school, a Forest Pre-school and nursery (Alfresco Nursery) and a well acclaimed gastro pub "The Royal Oak". Bishopstone is an active village with a thriving community.

The nearby market towns of Faringdon, Wantage and Marlborough are all within 12 miles and provides an excellent selection of independent and high street shops.

The village of Shrivenham is located just 3 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.

Swindon (Paddington 55 mins approx) 7.5 miles, Cirencester 20 miles, Marlborough 11 miles, Oxford 28 miles (a regular Express Bus runs from Shrivenham), Hungerford Station (London Paddington 1 hour approx) 14 miles, Junction 14 of the M4 11 miles, Junction 15 and Great Western Hospital 5 miles away.

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.



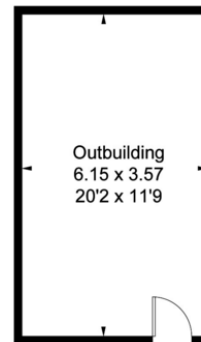
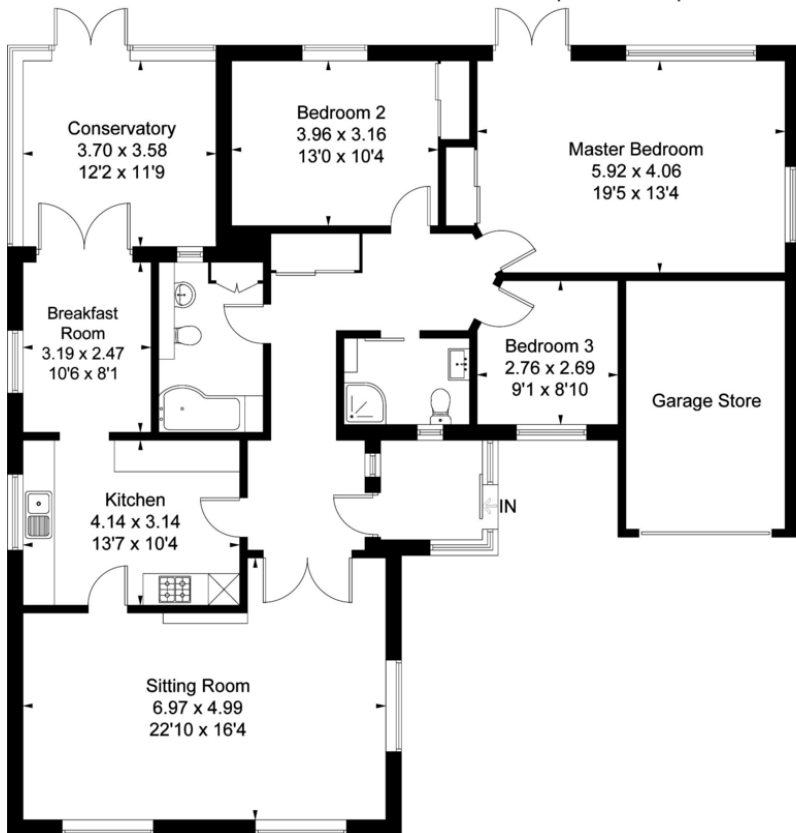
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements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

Viewing strictly through sole agents

Kidson-Trigg 01793 781937



Approximate Area = 151.5 sq m / 1631 sq ft
 Including Limited Use Area (2.5 sq m / 27 sq ft)
 Garage Store = 14.5 sq m / 156 sq ft
 Outbuilding = 21.8 sq m / 234 sq ft
 Total = 186.8 sq m / 2010 sq ft



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 244149



- 2,244 sq ft of total space. Open plan kitchen/diner
- Spacious detached 3 bedroom home with 2 bathrooms
- Private drive, off street parking
- No Onward Chain!
- Spacious rooms and hallway. Options to extend!
- Detached outbuilding to the rear & single garage
- Well-maintained gardens
- Premium and sought after village
- Convenient location for schooling, commuting whilst still on the edge of the AONB
- Acclaimed gastro pub and hotel in the village