





With far reaching rural views and large gardens, 2 outbuildings, a 3 bedroom detached house in a very convenient yet rural location. Extensive parking, 2 wood burning stoves in the house, private drive, generous ground floor accommodation.

The Beeches sits amongst a cluster of other houses. Access is from the Aldbourne to Liddington Road. There is a private entrance leading to an extensive parking area. The gardens surround the property and are a mixture of lawn, mature beech hedging and a vegetable garden.

Ground Floor

Sitting room

Snug with woodburning stove

Bedroom

WC

Kitchen

Conservatory with woodburning stove

Utility room

First Floor

2 double bedrooms

Family bathroom

The property is just a couple of miles from the village of Liddington, and close to Aldbourne both considered to be a premium location, sitting 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.

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

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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.