





Set in circa 7 acres, a substantial 5 bedroom house (4+1), with 6,200 sq ft of accommodation. Grass tennis court, 1 bedroom annexe, offices, outbuildings, period garages, detached timber garages, paddocks, timber stables, excellent riding/walking/cycling directly from the property across the Ridgeway and AONB

Important points of note are; the exceptional room proportions throughout the house, the property is situated adjacent to the North Wessex Downs Area of Outstanding Natural Beauty, providing extensive riding, cycling and walking for hundreds of kilometres across the Ridgeway Network. Paddocks and and two stables. Grass tennis court. Extensive outbuildings and a detached timber garage block also used a workshop. There are sizeable self-contained offices. There is an immaculate one bedroom self-contained annexe with a secondary rear entrance (off the main access). Large gardens. Pinewood School is just minutes by car. Both Hungerford and Swindon Mainline are both options for mainline to London Paddington. Great Western Hospital and Junction 15 M4 just minutes by car.

The property is accessed off a minor Road called 'Hatchet Hill' which runs between Liddington and Bourton. There is a gravelled drive which leads to the front of the property providing ample parking. There is also a secondary spur which accesses the rear of the property and the one bedroom annexe. The front door leads through a porch and into the main hall, there are four principal rooms leading from the hall. Sitting room with a wood-burning stove, drawing-room with a wood-burning stove and the dining room with an open fire. There is a sizeable kitchen/breakfast room with an oil fired AGA, electric ovens and electric induction hob, there is space for a large american style fridge and dishwasher etc. There is room for a large kitchen table. To the rear of the kitchen there is a separate boot room with external access. There is also a walk in Pantry. The utility room and WC is located adjacent to the kitchen. There is a secondary staircase leading to the first floor, adjacent to this are stone stairs leading to a partially vaulted cellar. The first floor has 4 large double bedrooms, all are well proportioned and with good ceiling heights. The master bedroom has a dressing room and en-suite shower

room, there is a family bathroom, the guest bedroom has an en-suite shower room. There is a generous landing.

Externally there is an immaculate one bedroom annexe with an open plan kitchen and sitting room with a wood burning stove and a double bedroom with an en-suite shower room. There are three further 'period' garages and also a sizeable self contained office with views over the garden and also a kitchenette and WC. There are newly constructed timber garages to Northern boundary of the garden with its own access and electricity.

The Gardens are laid mainly to lawn and surround the house, there is an area used as a grass tennis court. The post and railed paddock is adjacent to the timber garages. The two larger fields and stables are located through a gate to the eastern side of the house. There is a fenced footpath which dissects the property between the house and the field. Access to the Ridgeway is across the B Road and up a track.

This is considered to be a premium location as it sits 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. Pinewood Preparatory School is circa 3.5 miles.

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.

Hinton Parva sits between the popular market towns of Marlborough, circa 7 miles and Cirencester, circa 19 miles.

Swindon centre circa 5 miles.

Services. Main water and electricity. Septic tank drainage. Oil fired central heating.

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 = 379.6 sq m / 4086 sq ft
 Outbuildings = 184.1 sq m / 1981 sq ft
 Total = 577.6 sq m / 6217 sq ft
 (Including Annexe / Garages / Cellar)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 296024



Circa 7 acres
5 (4+1) bedroom detached house
6,200 sq ft of accommodation
Self-contained one-bedroom annexe
Self-contained offices with kitchenette and WC
Large garden and tennis court
Minutes from Pinewood School
Post and railed paddock and fields plus two stables
Adjacent to Ridgeway and AONB
Excellent riding walking and cycling across the Ridgeway
Extensive outbuildings and garages