





A prime commercial/residential site, with 3 bedroom bungalow, outbuildings, garages and hardstanding fronting the main A420 Swindon to Oxford road. Excellent road frontage/prominence to the busiest trunk road in the area. Site area just under 1 acre (0.86 acres/37,500 sq ft). Huge potential.

The property is accessed directly off the A420 through a gated entrance. There is a large area of hardstanding/gravel to the front of the property. Importantly the owners continue to pay business rates and council tax on the property meaning this has both potential for residential and commercial uses. The site has been previously used to run both a nursery (plant) business and also a live exotic fish wholesaler as well as a cafe. The property is accessed directly off the A420 and also just North of the Swindon to London Paddington mail line. The property is excellently located just 25 miles from Oxford directly along the A420, Swindon is 5,4 miles. Great Western Hospital is just over 6 miles, Junction 15 M4 7 miles. The site represents an excellent opportunity to have either a commercial site with living accommodation/offices or 100% commercial or 100% residential. There have been retail businesses run from the property previously.



The bungalow has three bedrooms and a bathroom. Through the main entrance is a good sized sitting room with open fire, the bedrooms and bathrooms are located to the right hand side of the house. To the left is large kitchen/breakfast room which leads to a generous utility room. There are two garages attached to the house, one full length and one half length with the other half converted to an office. There are other outbuildings and structures and former above ground fish ponds/tank across the site behind and to the side of the bungalow.

#### Services

Oil fired central heating (although mains gas along the A420), mains electricity, mains water (via a submeter).

#### 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.

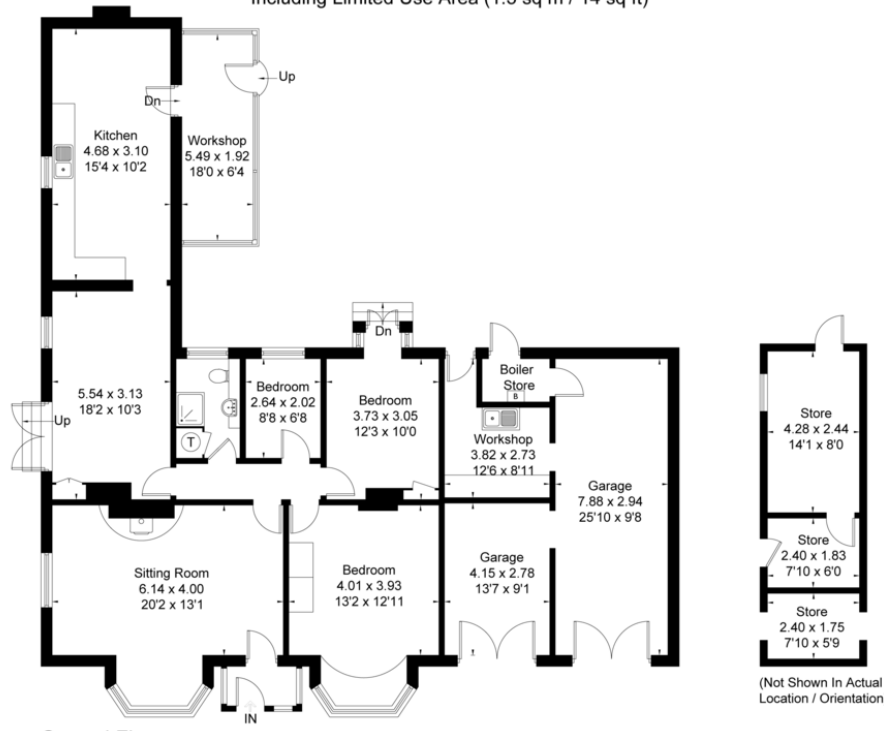


Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements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

**Viewing strictly through sole agents Kidson-Trigg  
01793 781937**



Approximate Area = 131.7 sq m / 1418 sq ft  
 Outbuildings = 63.0 sq m / 678 sq ft  
 Total = 194.7 sq m / 2096 sq ft (Excluding Store)  
 Including Limited Use Area (1.3 sq m / 14 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 303438



- Prime commercial/residential site
- Excellent road frontage/prominence
- Fronting the A420 Oxford – Swindon Trunk Road
- 3 bedroom bungalow
- Garage, outbuildings, above and below ground tanks/ponds
- Formerly a nursery and live fish business
- Suitable for a number of uses subject to necessary consents
- Over 2,000 sq ft of accommodation