



A spacious detached family house

4 Wixes Piece, Ashbury, Swindon, SN6 8DB

Freehold



Entrance Hall • Cloakroom • Sitting Room • Drawing Room • Kitchen/Breakfast Room • Principal Bedroom with ensuite shower Room • 4 Further Bedrooms (one with ensuite Shower room and one currently used as an office) Family bathroom • Garden • Double Garage and Parking

Distances

Swindon 7 miles, Marlborough 14 miles, Cirencester 20 miles M4 (Junction 15) 6 miles; London Paddington by rail from Swindon from 48 minutes. (All mileages and times are approximate)

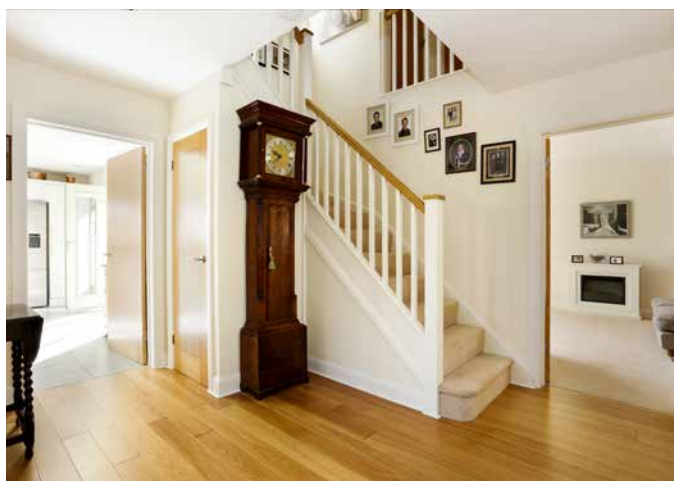
Description

Built 5 years ago with 5 years remaining NHBC, 4 Wixes Piece is a well-proportioned detached family home which has been enhanced to provide the perfect family layout.

The property offers spacious accommodation throughout and comprises, on the ground floor, a large entrance hall with engineered oak floor as well as built-in cupboards and a cloakroom. Off the hall is the living room which benefits from double aspect as well as an electric fire with surround and French doors leading out on to the rear garden. The very light and airy well fitted kitchen has a central island, ideal for storage and as a breakfast bar. There are a number of high end appliances including an Everhot and Fisher & Paykel fridge freezer. The kitchen now opens into the dining room and gives that ever popular open plan feel.

On the first floor, the master bedroom has views over the rear and surrounding countryside. It also offers an ensuite shower room. Bedroom Two also benefits from an ensuite shower room and there are three further bedrooms, all served by the family bathroom which has a matching white suite. Bedroom five is currently being used as a home office that is a bonus for a home working situation

Outside, the property has a double garage with power and light connected. The rear garden is very well maintained with a good sized lawned area and patio. The property has double glazing throughout, with an Air Source heat pump system to under floor heating.





Situation

Ashbury is situated at the upper end of the Vale of White Horse. It was part of Berkshire until the 1974 when boundary changes transferred it to Oxfordshire. The village has a well-regarded public house, the Rose and Crown, a 16th-century coaching inn. There is a Church of England primary school built in the latter part of the 20th century and the previous school building is now the village hall. The popular preparatory school Pinewood is found in the neighbouring village of Bourton.

Ashbury has a cricket club, it also has a village shop with cafe and a children's play area. Swindon which is only 7 miles away has larger shopping and leisure facilities including a selection of supermarkets and High Street shops.

Communications are excellent with the M4, and a mainline station, at Swindon (London Paddington from 48 minutes).

Tenure

Freehold

Local Authority

Wiltshire District Council.

Services

Mains water, electricity and drainage. Air Source heat pump system to under floor heating.

Postcode

SN6 8DB

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Details and Photographs

July 2020



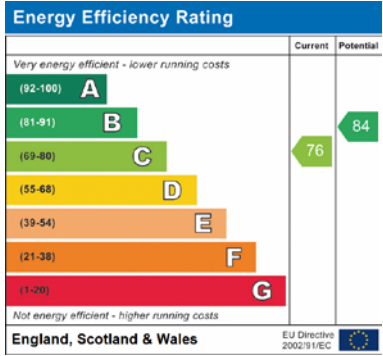
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Approximate Area 186.5 sq m / 2007 sq ft (Excluding Void)
Garage 31 sq m / 334 sq ft
Total 217.5 sq m / 2341 sq ft
Including Limited Use Area (3.7 sq m / 40 sq ft)



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