

## Lowerfield Farm Lower Bourton, Swindon, Oxfordshire, SN6 8HT



4 Bedrooms • 4 Bathrooms • 1 Reception • Double Garage • Off Street Parking • Rural location • EPC TBC

Guide Price  
£995,000

# Lowerfield Farm

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Lower Field Farm is an exceptional barn spanning over 3,000 sq ft in space that is currently in the process of being transformed into an incredible home. Nestled amongst only four similar style dwellings, no stone has been left unturned in this mammoth renovation project. This property will have underfloor heating throughout, Tesla solar panels and a dual aspect entertaining space which extends over 43 foot.

This is a perfect opportunity for the purchaser to put their own stamp with the finishing touches, choosing kitchens, bathroom tiles etc. The developer will finish the internal fit out for an extra cost, please call the agent to find out more information.

Entering the sweeping gated driveway, you are greeted by the main entrance, double car port, ample storage with swallow nesting house above and pump room. The hallway is flooded with light and boasts exposed elm and oak beams and French doors into the garden. There are four double bedrooms, all of which are en-suite and maintain a wealth of beams and original features whilst seamlessly combining tradition with modern living.

The heart of this home is the impressive kitchen / dining / family room which has vaulted ceilings, dual aspect bi-folding doors out to the driveway and into the garden, and a brick feature wall at the far end. The perfect place for a log burning stove. The kitchen area will have ample fitted units and many integrated appliances, and this will be separated from the rest of the room by a large central island and breakfast bar. Completing the internal accommodation is a utility room and cloakroom.

Outside to the front will be a tree lined drive providing ample parking with a lawned side garden. The walled rear garden is private and benefits from being south-west with a good size patio.

Purchasing at this time can give you the opportunity of adding your own stamp to the property.

## Amenities

The village of Bourton is picturesquely situated in the Vale of the White Horse and on the western boundary of Oxfordshire and yet within easy reach of Swindon and the M4 as well as Oxford and the A34/M40 via the A420. There is a co-educational preparatory school, Pinewood School, in the former Bourton House and a village hall in the former Baptist church. St James'

parish church is part of a single Church of England benefice with six neighbouring churches.

Nearby Shrivenham is one of the larger villages within the Vale of the White Horse and is located to the north east of Swindon (circa 5 miles) and to the south west of the market town of Faringdon (circa 5 miles). The village itself has an extremely active community and a bypass built in 1984 ensures that Shrivenham's rural atmosphere is preserved. There is a lovely tree-lined high street with shops, a bank, public houses, a doctors' surgery, village primary school and impressive Church, parts dating back to the 11th Century. There is also a golf course.

## Directions

What Three Words [///originate.barrel.strike](#)

## Services & Tenure

The property is sold with freehold title. All mains services are understood to be connected including a heat source air pump.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Method of Sale

The property is offered for sale by private treaty with a guide price of £995,000.

(CGI images have been used to create this brochure).

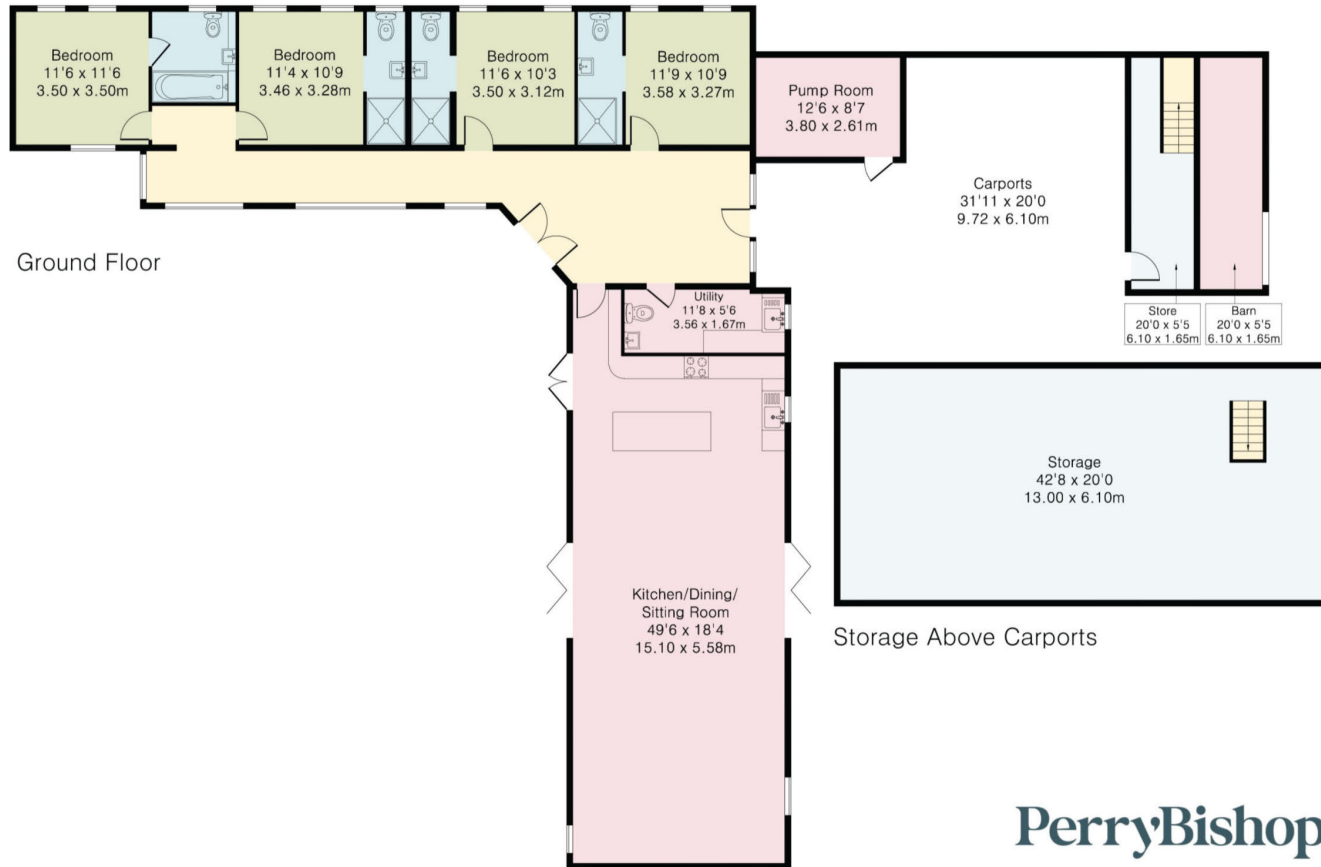




# Approximate Gross Internal Area 3223 sq ft - 299 sq m

Ground Floor Area 2369 sq ft – 220 sq m

Storage Above Carports Area 854 sq ft – 79 sq m



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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