

PerryBishop

PROPERTY MADE PERSONAL

Chapel Lane, Ashbury, Oxfordshire SN6 8LS



Well-presented home • Four bedrooms • Three bathrooms • Three reception rooms • Charming and well established gardens • Garage and off-road parking • Close to the school and public house • Conservation area • EPC D



Chapel Lane,

Ashbury, Oxfordshire SN6 8LS

Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

About the property

A wonderful home nestled in the charming village of Ashbury and within close proximity to the village school and local public house. This property offers well-presented and spacious accommodation set within delightful gardens and a garage with off-road parking.

Upon entering, you are greeted by a hall with stairs to the first floor and a downstairs cloakroom. The living room is to the front of the home and has an inset log burning stove; to the rear sits a bright dining room with French doors out to the garden. The kitchen / breakfast room is fitted with ample floor and wall mounted units and integrated appliances such as a double oven, hob, dishwasher, washing machine and fridge / freezer. There is further access to the garden from here.

On the first floor are two good-sized double bedrooms, both with fitted wardrobes and fabulous and unique picture windows. The larger of the two also benefits from an en-suite shower room. There is a further single bedroom and family bathroom. This property has been extended and the second floor afford a master suite with fabulous views and en-suite shower room.

The current owner is an avid gardener, and the front and rear gardens are incredibly well maintained. The front largely laid to patio with mature flower and shrub borders. The rear garden is private with a lawn area, further shrubbery and fruit trees. The property comes with a garage on block and off-road parking.

There is no maintenance charge for the communal areas.

The property lies in a conservation area but is not listed.

Amenities

Ashbury is a charming village, dating back to at least AD 840 and steeped in history, close to the famous White Horse Hill at Uffington, and part of a wildlife conservation area. It has a public house, the Rose and Crown Hotel (which includes a post office), a Church of England primary school and a village shop with tea room. The parish church of St Mary was originally Norman but was rebuilt in the 13th century. Ashdown House, built in about 1660 and now run by the National Trust, is about two miles south of the village.

Nearby Shrivenham (c. 4 miles) is one of the larger villages in the Vale and has a number of shops, restaurants, public houses and a doctors' surgery as well as a primary school and Church of England and Methodist churches.

Ashbury is well located for access to the M4 motorway (c. 7 miles) and Swindon has mainline rail services.

Directions

From Faringdon, follow the A420 towards Swindon. At the roundabout, take the second exit into Watchfield. Follow through Watchfield into Shrivenham, turning right at the mini-roundabout into the High Street. Follow through Shrivenham and as you start to leave the village, take a turning on the left hand side signposted Ashbury and Lambourn. Continue along this road into the village at Ashbury and as you climb the hill into Ashbury take a turning on the right into Chapel Lane. The property can be found on the right hand side before the road forks.





Services & Tenure

The tenure is Freehold. Mains electricity, water and sewerage are connected, with night storage heaters and a wood-burning stove.

Local Authority

Vale of White Horse District Council

Council Tax Band E

Our reference

FAR/HD/KF/23042024

We'd love to hear from you

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what the owner said

"The house is a very cosy, easy use layout and comfortable to use. With gardens at the back and front of the property they provide extra privacy from the road The garage and car parking space at the rear of the properties is so easy to ensure there is always secure and safe car parking. The house is sited in a rural setting, the primary school and preschool nursery is around the corner and is a few minutes' walk away from the Ridgeway with many magnificent walks and views available to enjoy. I still wonder at this landscape. The community is welcoming and hosts a number of community activities including for example a very active local pub with its own choir of about 40 local resident members."



Chapel Lane, Ashbury, Swindon, SN6

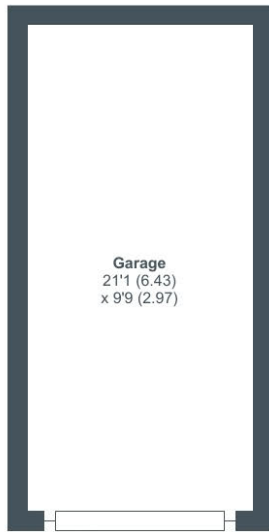
Approximate Area = 1432 sq ft / 133 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Garage = 208 sq ft / 19.3 sq m

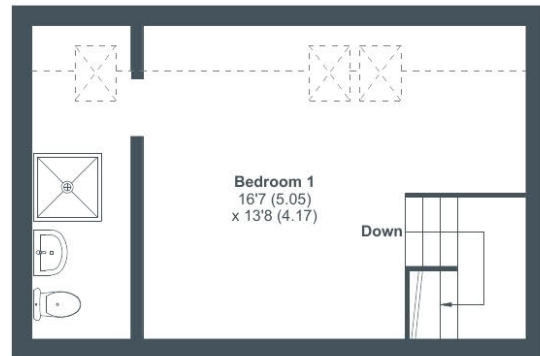
Total = 1683 sq ft / 156.2 sq m

For identification only - Not to scale

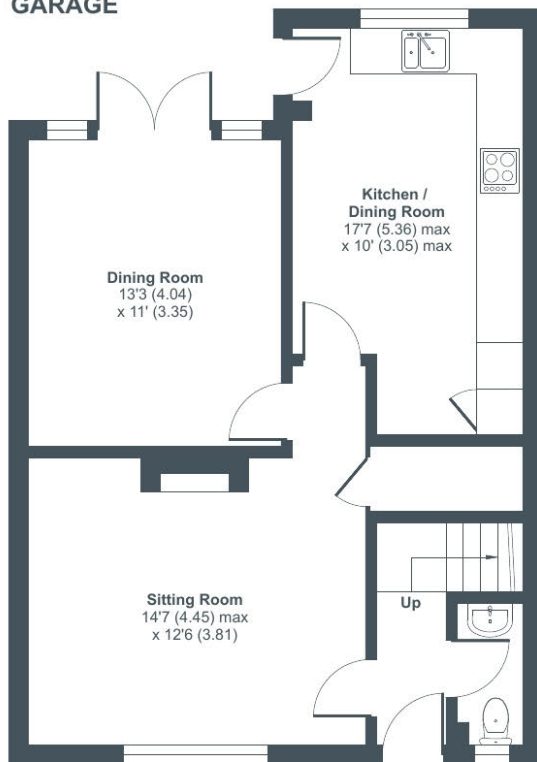


GARAGE

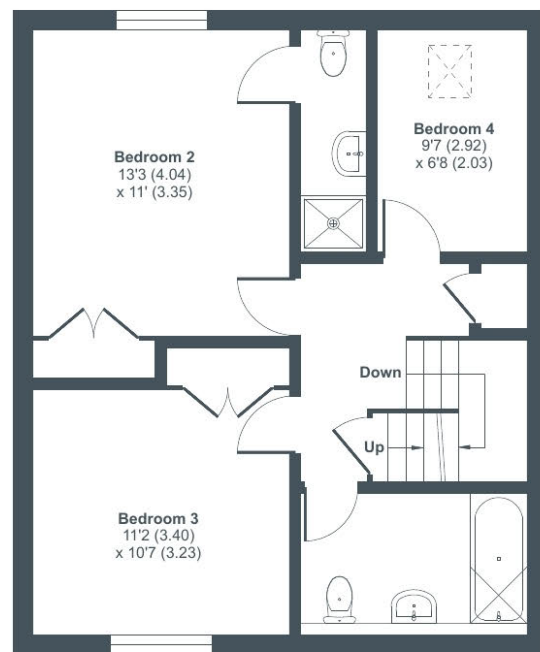
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1120414



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