



Hockerbench  
Bishopstone, Wiltshire SN6 8PW

Perry Bishop  
and Chambers

the agent who keeps you informed

### The Property

A most beautifully presented and fully refurbished semi-detached period home located within the very pretty Downland village of Bishopstone.

The property has deceptively spacious and flexible accommodation and lovely views to the rear over the duck pond and watercress beds to the Ridgeway beyond. The property is not listed but does lie within a conservation area.

The accommodation comprises a small study to the front of the property and a well-fitted kitchen/breakfast room with French doors to a large patio and the rear garden, a cooking range and an extensive range of fitted units, a breakfast bar, integral dishwasher (fitted new in 2016), fridge and brick feature fireplace. Beyond this is a dining room with an attractive fireplace and exposed beams and French doors also on to the patio and rear garden.

The sitting room provides a most welcoming and relaxing area with a large inglenook fireplace, exposed beams and oak flooring. To the rear of the property is an attractive sun room with oak flooring and French doors on to the patio and garden. Beyond this is a cloakroom fitted with a white suite and a utility room with stable door access to the side of the property. The garage is also accessed from the ground floor and has currently been insulated and upgraded to be able to be used as a work-from-home office/storage area, but would easily convert back into a practical garage. The boiler room lies to the rear of the garage.

On the first floor, all bedrooms enjoy views over the village or to the Ridgeway. There is a master bedroom with dressing area and en suite shower room, a guest bedroom with en suite bathroom and an adjacent single or twin bedroom which also interconnects with the dressing room for the master bedroom. There are two further double bedrooms and a refitted family bathroom, and on the second floor is an attractive loft space which has been designed to be used as further accommodation, although it does not have building regulations consent. This room has a door leading into the attic space.

To the front of the property is a new brick-paved driveway, offering parking for two vehicles, and to the rear is a very attractive and deceptively spacious garden, which is fully

enclosed and includes several outbuildings. The largest of the outbuildings has a power supply to it which needs connecting and is used as a workshop/storage. There is a separate summerhouse and both these buildings lead out on to the decking with a step down on to the main area of garden which is lawned with a variety of different fruit trees. Immediately to the rear of the cottage is a patio which has been re-laid, with pedestrian gate to the side of the property where there is a log store. A pedestrian gate gives access to the rear on to a footpath leading to the village school.

The property has an oil-fired heating system to radiators and is fitted with oak-framed windows. A new roof and felting was fitted in 2015.

### Directions

From Faringdon, take the A420 towards Swindon. Take the second turning off the roundabout at Watchfield and go over the mini roundabout, continuing on this road until turning right into Shrivenham High Street. At the far end of the High Street, turn left towards Ashbury. After crossing over the railway bridge, take the second turning on the right. At the T-junction, turn left and after approximately half a mile, bear left where signposted to Bishopstone. Keep right at the first junction and follow the road around to the left at the second junction into the High Street. The property can be found at the end of the High Street.

### Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

### Local Authority

Swindon Borough Council

### Services and Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### EPC RATING: E

**Ref:** FAR/4304/MDM/KF/20160819









# FLOOR PLAN TO BE INSERTED HERE

**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. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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