



**SILBURY HOUSE  
BOURTON**

**BREARLEY & RICH**  
ESTATE AGENTS



## **SILBURY HOUSE, BOURTON, OXFORDSHIRE, SN6 8HZ**

Oxford 25 miles, Swindon 6 miles, Marlborough 13 miles, Hungerford 17 miles, Cirencester 19 miles  
M4 (Junction 15) Approximately 7.5 miles. Rail links via Swindon or Hungerford to London Paddington in just over 1 hour

**Detached four bedroom home in a quiet and convenient position in the popular village of Bourton.  
The property has spacious well-proportioned accommodation throughout. No onward chain.**

\*Hall \* Sitting room \* Family room \* Garden room \* Kitchen/breakfast room \* Four bedrooms \* Bathroom \* En suite shower room \* Utility room \* Cloakroom with shower \*  
\* Driveway parking for several vehicles \* Low maintenance gardens front and rear \* Wonderful southerly views \*



### **BOURTON**

Bourton is a small village located on the Oxfordshire/Wiltshire border. Most of the village is a designated conservation area and includes many attractive period properties. The village includes Pinewood prep school which is only a short walk from the property. There is also a church, village hall and social club within the village.

The village of Shrivenham is 2.2 miles away and has a wide range of facilities including shops, pubs, hair dressers, doctors and golf club. The larger towns of Marlborough, Swindon and Oxford are easy to access via road. There is a frequent rail service to London Paddington from Swindon which takes approximately 1 hour.



### **The Property**

The large entrance hall leads in to a dual aspect sitting room, with a wood burning stove and bi-fold doors opening onto the front terrace and double patio doors leading out to the rear gardens. There is a separate spacious family room with patio doors opening out to the front terrace providing a lovely and light feel. To the rear of the house the kitchen/dining room forms the hub of the home with a large island unit and space for a separate seating area. The kitchen features integrated appliances, a larder and an electric AGA. Doors from the kitchen lead in to the garden room which has fully bi-folding doors that when fully open offers an excellent dining area for entertaining. There is a separate utility room with spaces for a washing machine and tumble dryer and there is also a cloakroom with shower.

Stairs lead to the first floor landing where there are four good sized bedrooms. The main bedroom has built in wardrobes and a modern ensuite shower room. There is also a family bathroom with over bath shower.

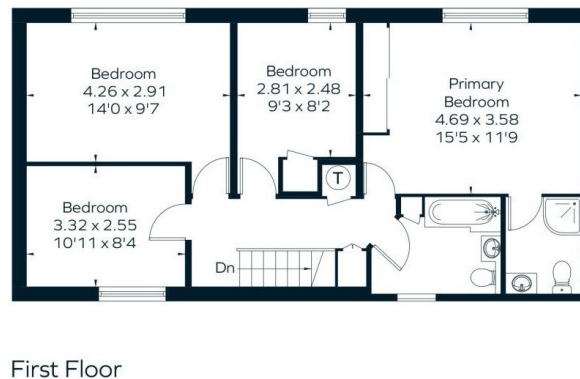
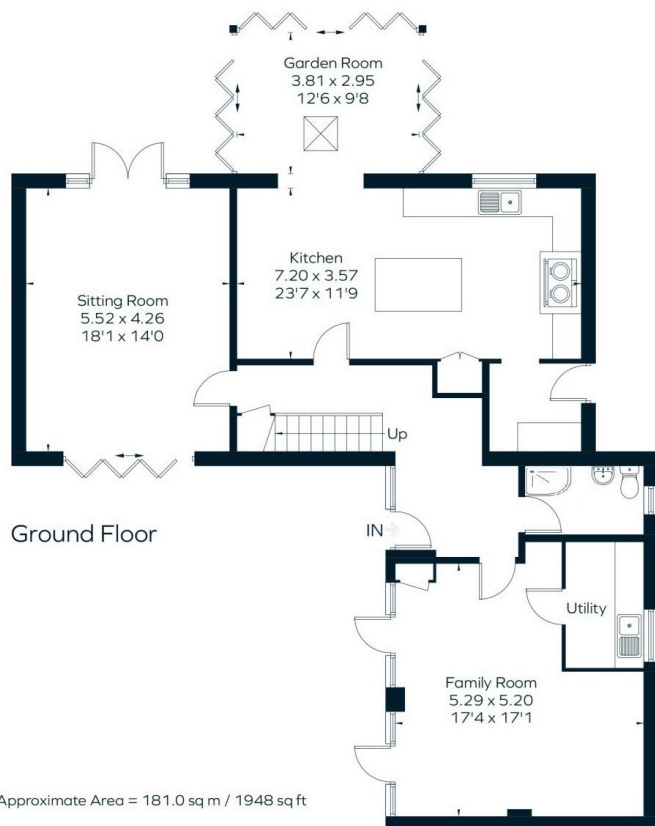
### **Outside**

To the side of the property there is a gravel drive providing ample parking for several vehicles. The front garden provides a large terrace with a brick wall and flower beds framing the property. To the rear of the property there is a low maintenance patio which wraps around the garden room. The rest of the garden is mainly gravelled with raised flower beds which are well stocked with a wide range of flowers, shrubs and mature trees, adding to a high degree of privacy.

### **Services**

Mains water, electricity and drainage. Oil fired central heating. Council tax band: G.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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