



**CHURCH FARM COTTAGE, HINTON PARVA**

**BREARLEY & RICH**  
ESTATE AGENTS

## **Church Farm Cottage, Hinton Parva, Swindon, SN4 0DW**

**M4 (Junction 15) Approximately 4 miles. Marlborough 11 miles, Pinewood School 3 miles.  
Rail link via Hungerford (14 miles) or Swindon (6 miles) to London Paddington from approximately 50 minutes**

A charming detached four bedroom character house in a lovely village setting.  
This special home also has the benefit of a substantial detached barn offering additional accommodation or office space.

- \* The House: 4 bedrooms, 2 bathrooms, hall, cloakroom, magnificent kitchen/breakfast room, 2 generous reception rooms, oil heating \***
- \* The Barn: Entrance hall, workshop, office, kitchen area, cloakroom, party/games room, underfloor heating from air source heat pump \***
- \* Gardens \* Parking \* Lovely village location \***



### **HINTON PARVA**

The village is located just a short drive from Marlborough, Hungerford, Cirencester and Swindon. Mainline Rail services to London Paddington are accessible from Swindon or Hungerford stations. Junction 15 of the M4 is nearby along with the A419 and A420 giving access to Oxford and the A34. The village includes a church and village hall and a National Trust site The Coombes. There is a well known pub, The Royal Oak at nearby Bishopstone. The area provides excellent opportunities for exploration with the Ridgeway national trail and Liddington Castle close by.

Further local facilities can be found in nearby Wanborough or Aldbourne, which both have primary schools and further public houses. There is a doctors surgery in Wanborough and a post office in Aldbourne. Bishopstone (1 mile) has a primary school and Shrivenham (4 miles) has shops, pubs, restaurants and a doctors. Pinewood School is approximately 3 miles away.



### THE PROPERTY

A fabulous detached period house offering spacious family accommodation with character and charm in the conservation area of this tranquil downland village. The property benefits from a separate substantial converted barn offering use for office space and entertaining or family accommodation. The main house features a farmhouse style kitchen with Aga and space for a large table while to the front of the house there are two light reception rooms with inglenook fireplaces. There is a generous hallway and a downstairs cloakroom. Upstairs a galleried landing leads to four bedrooms, the main bedroom having a walk in shower and ensuite, while there is a modern family bathroom to the rear.

Outside the kitchen there is a courtyard garden with space for a large table and across from here steps lead up to the barn, a fabulous building with vaulted ceiling, exposed beams and underfloor heating. Currently offering a sitting and dining area, kitchenette, office and workshop this impressive space has for a wide variety of uses.

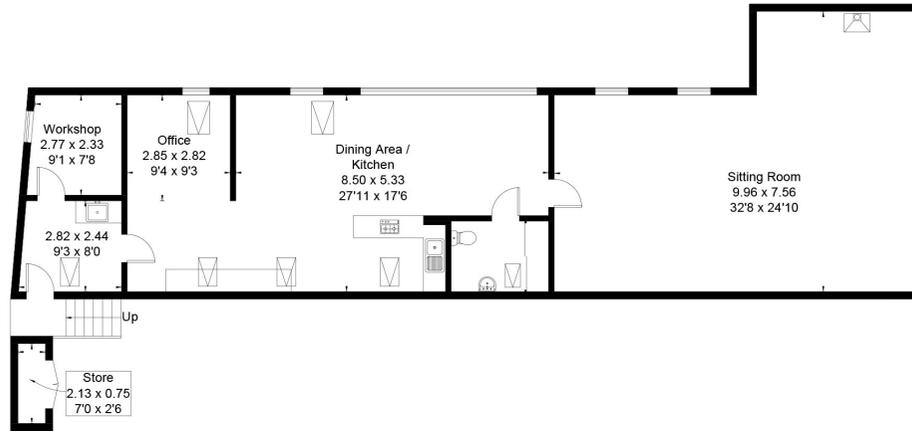
### OUTSIDE

Steps lead up from the driveway parking to a flat lawn in front of the house with a sunny seating area. To the side of the house there is a gravelled garden which currently provides space for a hot tub. A path from here leads around to a further courtyard garden and steps up to the barn.

### SERVICES

Mains water and electricity. Oil fired central heating to house, Air source heat pump to underfloor heating in barn. Private drainage. **Council tax** band G **Tenure** Freehold.

Approximate Floor Area = 166.6 sq m / 1793 sq ft  
 Outbuilding / Store = 140.3 sq m / 1510 sq ft  
 Total = 306.9 sq m / 3303 sq ft



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105139

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

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