





With circa 7.7 acres, an agricultural building with residential planning consent to create a new 4 bedroom 3,750 sq ft house. Set at the foot of the Lambourn Downs just below Ashbury and the North Wessex Downs Area of Outstanding Natural Beauty. This is a unique opportunity to create a substantial contemporary home and gardens set in 7.7 acres of grassland bordered by mature trees and hedges. Access to the property is immediately off the B4000 through an established double gated concrete entrance. There is a timber stable block with 5 stables.

There is a footpath running from the access to the property across the fields to Ashbury.

Services

We have been verbally informed that there is mains water along the main road (B4000)

There is mains electricity crossing the land, with a transformer located on one of the poles to the south of the site

Sewerage - Likely to need a new septic tank or otherwise

The planning consent is for a 'Class Q' conversion. This means the residential conversion must be in and use the dimensions/structure of the existing framework (see attached plans/elevations).

Please click on the link below for details of the full planning application

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V2311/N4B>

ODULE=ApplicationDetails&REF=P21/V2311/N4B

This area is highly sought after, whilst being at the foot of the Downs, there are excellent communications. The property lies roughly equidistance between Junctions 14 and 15 of the M4. Also mainline to London Paddington from Hungerford, Swindon or Didcot.

The land and buildings sit below the sought after village of Ashbury and adjacent to the North Wessex Downs Area of



Outstanding Natural Beauty and Lambourn Downs, yet also benefitting from being only 6 miles from the Great Western Hospital and Junction 15 of the M4 making it convenient for commuting and transport links.

Ashbury is a charming Downland village, close to the Ridgeway and the Lambourn Downs and the National Trust sites at White Horse Hill and Ashdown House. The Rose & Crown is a popular village pub and Ashbury is a thriving community with several clubs and activities. There is a popular Parish Church and the Church of England Primary school is very highly regarded.

Shrivenham (only minutes away) is a vibrant and well equipped village. The Village offers three public houses, convenience stores, hair dressers, florists, beauticians, a doctors surgery and pharmacist, farm shop and a popular deli and coffee shop to name a few. There is a popular primary school in the heart of the village. The village is also home to the international and prestigious Defence Academy (formally The Royal Military College of Science).

Pinewood Preparatory school just minutes away by car. Ashbury is on a bus route between Lambourn and Swindon and Shrivenham is only 3 miles away where there are bus links to Swindon and Oxford. Swindon centre is approximately 9 miles and Oxford 28 miles where there are bus and train services, (trains from Swindon, Hungerford and Didcot direct to London Paddington in 50 mins).

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that



any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents Kidson-Trigg

01793 781937





Ground floor plan



First floor plan



South Elevation



North Elevation



East Elevation



West Elevation

Proposed design scheme
 1:50 @ A3 (1:10) July 2021
 200328-102

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- 7.7 acres of fenced grassland with views towards the Downs
- Pinewood Preparatory School just minutes by car
- Planning permission to create a contemporary home
- Consent 4 bedroom 3,750 sq ft house
- Excellent riding, cycling and walking along the historic Ridgeway Path
- Good state and private schools in the area
- Footpath across fields to the village of Ashbury
- Village shop, popular pub and primary school in the village
- Set adjacent to the Lambourn Downs and North Wessex Downs Area of Outstanding Natural
- Good communications (circa equal distance between Junction 14 and 15 of the M4)
- Mainline to London Paddington from Hungerford, Swindon and Didcot
- Timber stable block with 5 stables