

SUNNY HILL  
LUDGERSHALL

# Sunny Hill, Wotton End

Ludgershall, Aylesbury, HP18 9NT

Sunny Hill is a beautiful individual property with a wealth of character features positioned on the edge of the conservation village of Ludgershall and backing onto glorious open countryside.

Evolving over time, the property originates from 1734 where it served as two farm labourers' cottages. The current owners have comprehensively refurbished the property since taking ownership in the 1970's, resulting in a wonderful family home merging character with modern features.

The open-plan kitchen and diner, which has been extended into a half-decagon shape provides a wonderful light-filled space. The kitchen designed with both style and functionality in mind, features Travertine limestone flooring and an electric Aga.

Moving back toward the front aspect of the property is a stunning living room, this triple-aspect room offers the perfect mix of comfort and character. Light and airy and with an impressive inglenook fireplace with cast iron multi-fuel wood burner.

Upstairs, there are four bedrooms, three doubles with fitted wardrobes and a single, all with part vaulted ceilings, and a modern family bathroom.

**Guide Price: £800,000**

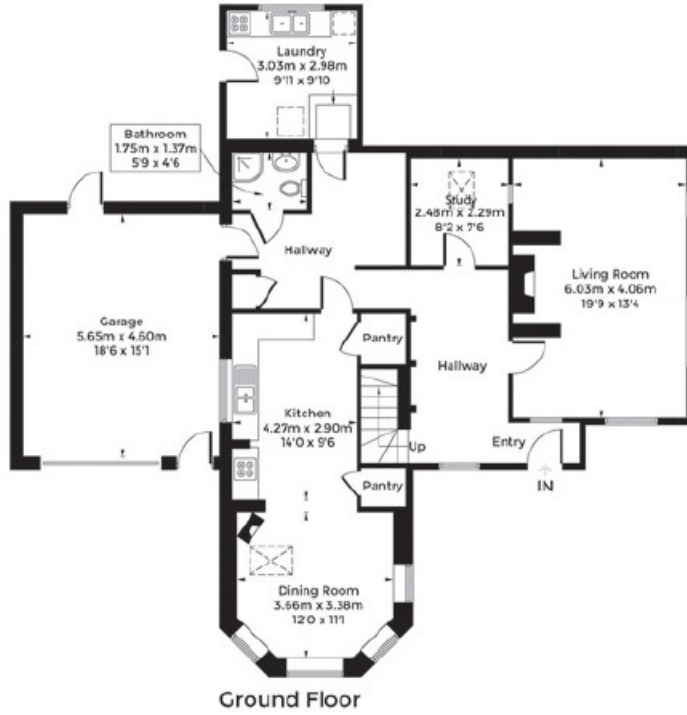


East Facing





Approximate Gross Internal Area = 175.6 sq m / 1890 sq ft  
(Including Garage)



**Council Tax:** Band F

**Local Authority:** Aylesbury Vale

**Parking:** Garage and driveway parking

Sunny Hill  
Wotton End  
Ludgershall  
AYLESBURY  
HP18 9NT

Energy rating  
**E**

Valid until  
**25 February 2026**

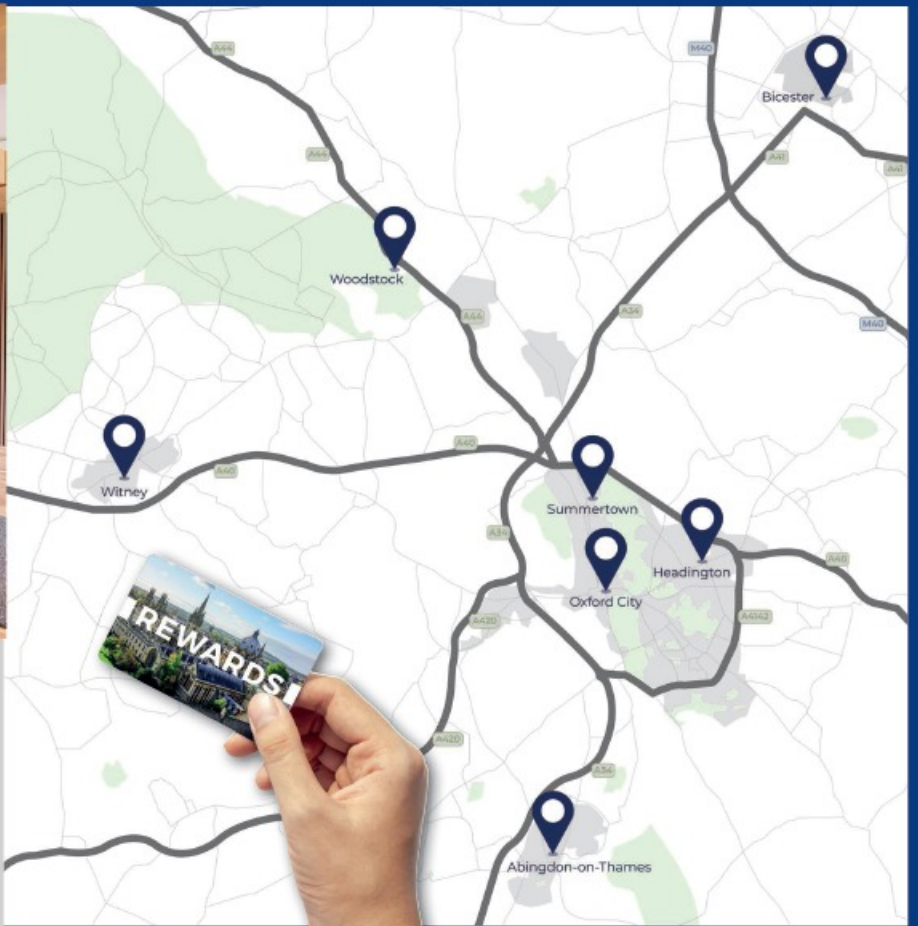
Certificate number  
**8816-7422-2620-3886-9922**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

# “Location comments”

*Ludgershall is a charming Buckinghamshire village centred around a large village green with a traditional and popular pub, The Bull & Butcher, a village church and village hall. The village is ideally located for the Buckinghamshire Grammar Schools, the very popular Brill preschool, and junior infants school as well as Waddesdon School, Ashfold School and Stowe School. It is usefully to know that school buses run from the village to both Brill and Waddesdon.*





## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

### Bicester Sales & Lettings

30 Market Square  
Bicester  
Oxfordshire  
OX26 6AG

t: 01869 242423  
e: bicester@breckon.co.uk



FROM LEFT:  
Ken Cunhao Lin, Maxine Reynolds,  
Laura Conaty

## BRECKON REWARDS

Scan to find out more!



naea  
propertymark

PROTECTED

### Summertown

t: 01865 310300 (sales)  
t: 01865 201111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811881 (sales)  
t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

### Witney

t: 01993 776775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

### New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947