



Barkside, The Malthouse, Ashbury  
Oxfordshire, Guide Price £900,000

Waymark

# The Malthouse, Ashbury SN6 8NB

Oxfordshire

Freehold

**Substantial Detached Family Home | Complete With Self-Contained Two Bedroom Annex | Main House Features Four Bedrooms | Three Reception Rooms | Including Beautiful Open Plan Kitchen/Diner With Bi-Fold Doors Out To Garden | Three Bathrooms In Total | Beautiful Landscaped Garden | Driveway Parking And Garage | Large Timber Outbuilding | Popular Village Location | Well Regarded Primary School & Public House**

## Description

A fantastic opportunity to purchase this stunning, individual and substantial detached family home. The property benefits from a main house as well as an attached two double bedroom self-contained annex which has recently been built to a high specification by the current owners. The annex can either add flexible accommodation to the main house, or can be rented out to provide an income stream. The main house benefits from four spacious and light bedrooms, two bathrooms, three reception rooms, driveway parking, garage and private, landscaped wrap around garden.

Internally in the main house benefits from circa 2000sq ft of living space and the accommodation comprises; Entrance hall with built-in storage, utility/downstairs wc, modern open plan kitchen/diner with fitted appliances and bi-fold doors out to the garden as well as access to a rear courtyard garden also, sitting room with impressive floor to ceiling windows and wood burner, office/family room, spacious landing providing a potential reading or study area, family bathroom with both bath and walk-in shower, and four spacious and light bedrooms, master with walk-in wardrobe and en-suite shower room.

The self contained annex is circa 820 sq ft and the accommodation comprises; downstairs wc/utility area, open plan living space which provides sitting area as well as a beautiful modern open plan kitchen/breakfast area complete with French doors out to a sunny West facing courtyard. landing, modern shower room and two spacious and light double bedrooms.

Outside a gravel driveway provides ample parking for a number of vehicles and leads to the electric roll up garage doors, one offering access for a vehicle or motorbikes. The current owners store a large camper van on the driveway and an area offers space for such a vehicle or caravan to be tucked away behind the bushes to the right. A secure gate leads into the main garden with a footpaths leading to the main entrance to the property and a timber outbuilding that could make for an ideal home office and gym or expansive summer house. A lawn leads to a pond surrounded by a number of seating areas. Steps lead up to a expansive decking area with space for a large dining table, there are spaces for a bbq and hot tub. Bi-fold doors open into the dining room and in turn kitchen and a side return to the rear courtyard with gate allowing access to the annexe if required.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating to the main house as well as a modern air source heat pump which runs the hot water and underfloor heating in the annex. This property must be viewed to be fully appreciated.

## Location

Ashbury is a delightful village, nestling at the foot of the downs close to White Horse Hill at Uffington and the Ridgeway. It has a well regarded and popular public house, the Rose and Crown Hotel; a primary school and a village shop. The Church of England Church of St Mary was originally Norman but rebuilt in the 13th century. The present school was built in the latter part of the 20th century, replacing the previous school building which is now the village hall. Ashbury Mission Hall was a "tin tabernacle" building of corrugated iron opened in 1908. Ashdown House, built in about 1660 and now run by the National Trust, is about two miles south of the village. Ashbury is well placed for access to the M4 (c. 7 miles) and for the comprehensive amenities and mainline rail services at Swindon.

Nearby Shrivenham (c. 4 miles) is one of the larger villages in the Vale. It has a number of shops, restaurants and public houses, a primary school, Church of England and Methodist churches and a doctors' surgery.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: F



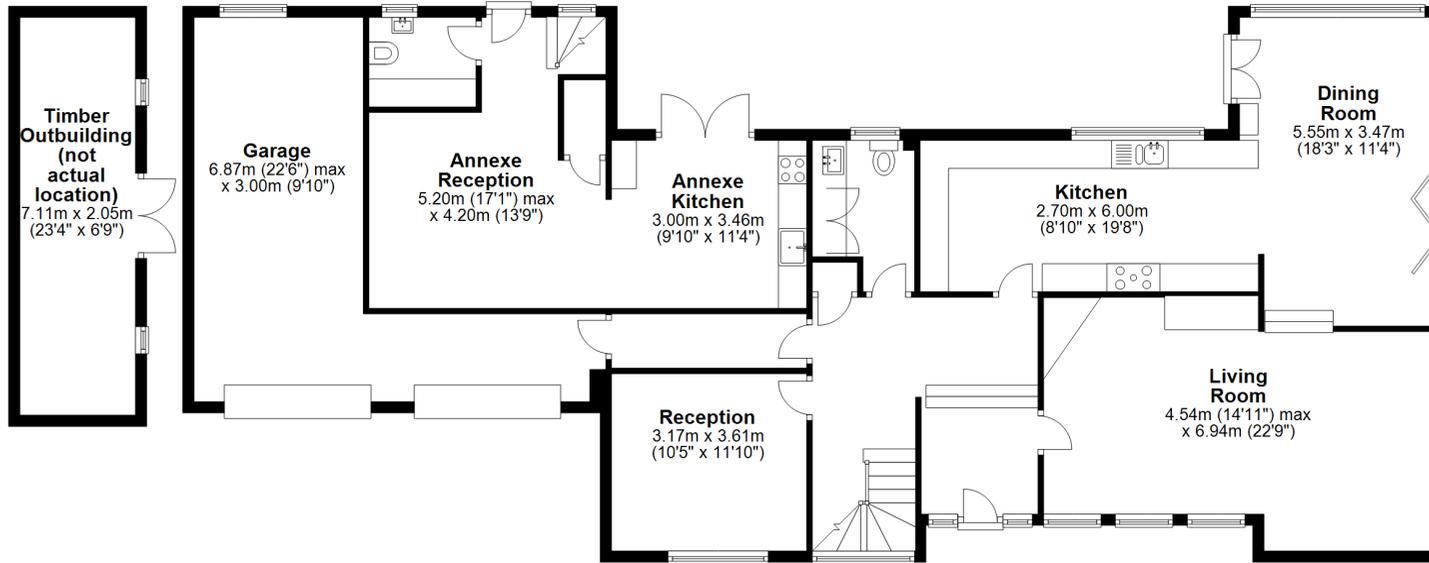
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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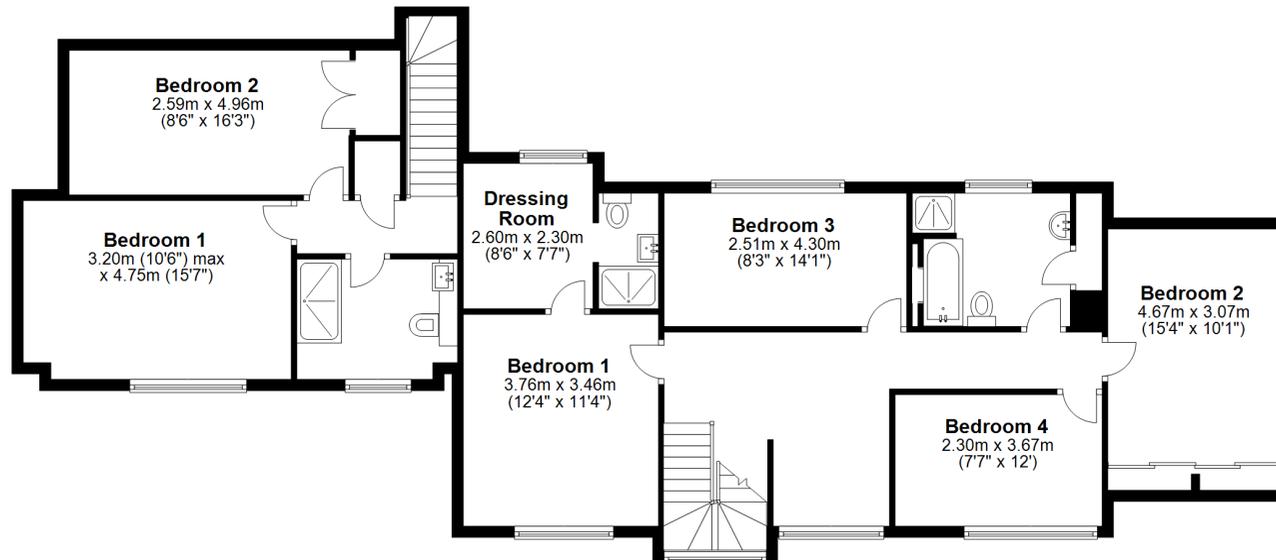
## Ground Floor

Approx. 162.0 sq. metres (1743.8 sq. feet)



## First Floor

Approx. 128.9 sq. metres (1386.9 sq. feet)



Total area: approx. 290.9 sq. metres (3130.7 sq. feet)

Main house: approx. 185.5 sq. metres (1996.5 sq. feet)  
Garage: approx. 27.4 sq. metres (294.5 sq. feet)  
Annexe: approx. 75.9 sq. metres (816.8 sq. feet)

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

