

Paul Pieri



North Fawley

£1,250,000

Wantage  
Oxfordshire



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Nestled amidst the serene beauty of the North Berkshire Downs, we proudly offer for sale a rare equestrian property that seamlessly blends countryside living with equine enthusiasts' dreams. Upon entering through the gated driveway, you'll immediately appreciate the tranquility that this property exudes. The heart of this property lies in its well-maintained landscaped garden that provides a retreat for outdoor entertainment and relaxation, surrounded by lush greenery. It's a space where al fresco dining, meets starlit evenings and rolling countryside in the daytime. The property includes two adjoining paddocks spanning approximately 2 acres in total; paradise for equine companions, these paddocks offer ample grazing space for your horses to roam and thrive in their natural habitat. For those who share a deep bond with their four-legged friends, the property further offers a stable yard with three thoughtfully designed and conveniently located loose boxes/stables. These well-appointed spaces provide the utmost comfort and security for your equine companions. As you step inside the bungalow, the space and natural light becomes evident. The generous kitchen/dining room serves as a culinary haven for the avid cook whilst creating a social space that provides the perfect backdrop for cherished gatherings. The spacious sitting room is a sanctuary of relaxation, where oversized windows frame panoramic views of the adjoining paddocks and the rolling hills that stretch as far as the eye can see. With four bedrooms, the bungalow offers ample space for both family and guests. The master bedroom boasts an ensuite shower room, providing a private retreat for rejuvenation. An additional bathroom ensures convenience and comfort for all residents. Located on the outskirts of the charming village of North Fawley, this property effortlessly balances seclusion with community. The village offers a taste of quintessential English living, while the surrounding Berkshire Downs provide a stunning backdrop for your daily adventures with access to mile after mile of bridleways and footpaths. In conclusion, this equestrian property transcends the ordinary, offering a lifestyle where the love for horses meets the allure of country living.



- Equestrian property
- Four-bedroom bungalow with large garden and c. 2 acres of paddocks
- Stunning rural location
- Far reaching views
- Two double length garages
- No onward chain

For more information or to arrange a viewing please contact:

**Wantage**

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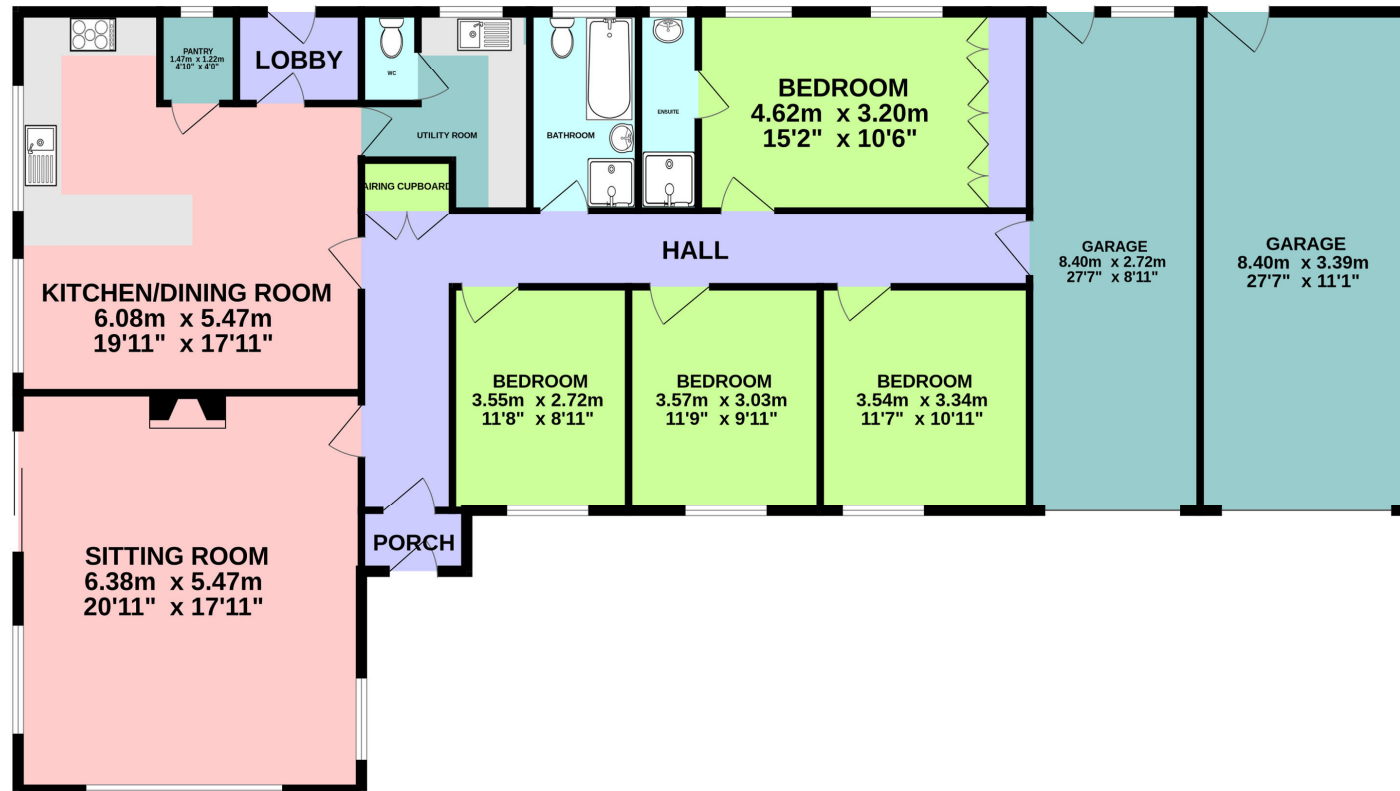
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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 RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Paul Pieri Estate Agents Limited and no guarantee as to their operating ability or their efficiency can be given.

# GROUND FLOOR

160.0 sq.m. (1722 sq.ft.) approx.



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