



**The Lodge, Horpit, Wanborough, Swindon,
Wiltshire SN4 0AT**

Lambourn 10 miles, Swindon 5 miles, M4 (J15) 3.5 miles

**A comprehensive equestrian property with a comfortable new house in a quiet rural setting
but with excellent communications.**

**Modern 2 Storey Dwelling with 4 bedrooms, 2 Bathrooms (1 en suite), Sitting Room,
Kitchen, Dining Room, Utility Room, Cloakroom, Double Garage.**

**15 Loose Boxes, Tack and Feed Room, 50m x 30m Manège, Lunge Ring,
Post and Railed Paddocks.**

Approximately 8.2 acres (3.3ha) in all.

Offers invited in the region of £950,000

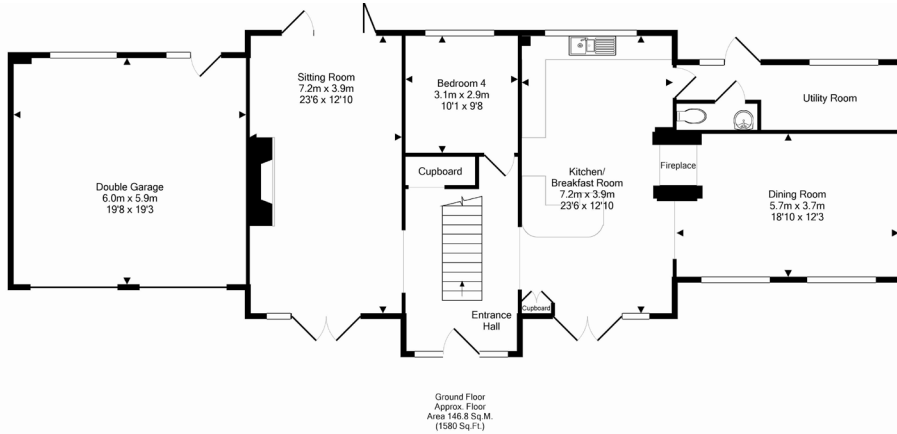
FREEHOLD WITH VACANT POSSESSION UPON COMPLETION

The Lodge

Horpit, Wanborough, Swindon, Wiltshire SN4 0AT

A superb new house finished to a very high specification offering spacious living accommodation in the quiet hamlet of Horpit. The property has been individually designed. The master bedroom has an en suite shower room and walk in dressing room, there is a light spacious kitchen which leads into a large dining room. The house also has good front and rear gardens and attached double garage.

Communications are excellent with the M4 motorway and A420 trunk road only 3 miles away giving easy access to the South and Oxford. Intercity rail links include regular fast trains from Swindon (6 miles) to London Paddington (55 mins)



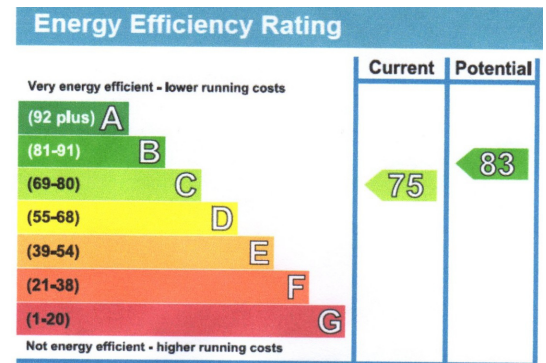
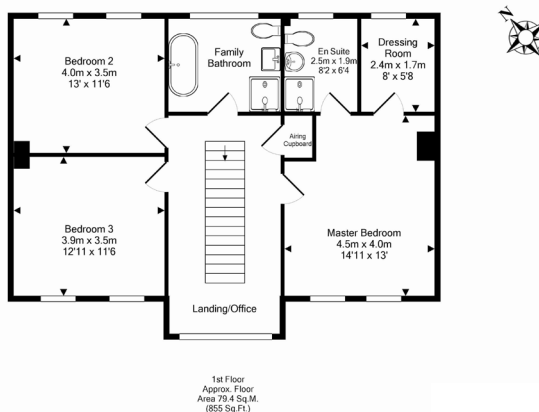
Local Authority

Swindon Borough Council, Civic
Offices, Euclid Street, Swindon,
Wiltshire, SN1 2JH

Telephone: (01793) 463 000

The house is assessed for council tax
purposes in Band G. Amount payable
for 2014/2015 is £2367.55

Total Approx. Floor Area 226.2 Sq.M (2435 Sq.F.)
Measurements are approximate. Not to scale Illustrative purposes only



Services

Mains water and electricity are connected to the property.
Drainage is to a private system within the curtilage

A full version of this report can be
found at [https://www.epcregister.com/
searchReport.html](https://www.epcregister.com/searchReport.html)

Ref no. 0762-2832-7054-9524-78185





Yard

Comprises 15 spacious timber loose boxes, tack room, feed room, lunge pen and a 50m x 30m Manège with a silica sand and rubber surface.



Grazing

There is approximately 8 acres of level fenced grazing surrounding the property all with mains water troughs connected



Riding

The riding out in the area is excellent, there are quiet lanes and bridleways immediately adjacent to the yard and the Lambourn Downs providing a wide variety of bridleways and gallops are only 4 miles away.

Planning

The house is subject to an equestrian occupancy restriction. Please contact the agents for further details.

Viewing

By appointment only with the Agents

Pilgrim Bond.

Telephone: 01488 72911

PILGRIM BOND
CHARTERED SURVEYORS

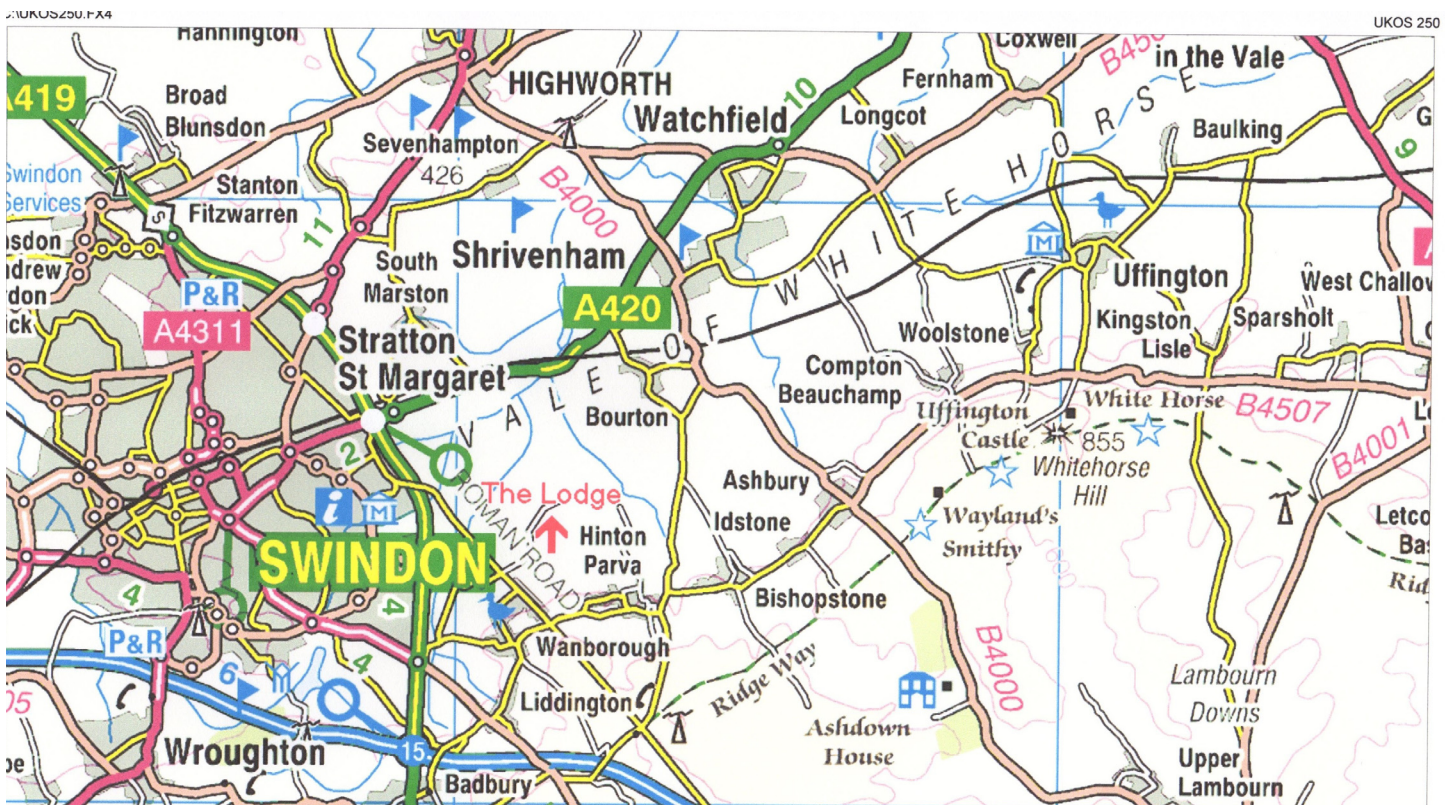




Directions

From the M4 exit at junction 15 and take the A419 North towards Swindon. After 0.9 miles exit left on the slip road to another roundabout and take the 3rd exit towards Lower Wanborough. Stay on this road for about 1.5 miles until the crossroads, continue straight across into Horpit. The property will then be found after approximately three quarters of a mile on the right hand side.

Alternatively, from the North take the A419 or A420 and where these two roads meet on the outskirts of Swindon leave the dual carriageway and go under the flyover following the signs towards Wanborough. After approximately 1.9 miles, just before reaching Wanborough village, turn left into Horpit. The property will then be found after approximately three quarters of a mile on the right hand side.



PROPERTY MISDESCRIPTIONS ACT 1991

PILGRIM BOND gives notice to anyone reading these particulars that:-

1. The particulars do not form part of any contract.
2. The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact.
3. The description provided therein represents the opinion of the author and whilst given in good faith should not be construed as statements of fact.
4. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order or are connected.
5. All measurements are approximate.