



An opportunity to purchase a detached property arranged over two floors, offering flexible accommodation set on a secluded and generous plot, with the benefit of a double garage in the popular Buckinghamshire village of Ludgershall.

In a tucked-away location in the heart of the village, Three Gables is approached over a gravel driveway providing plenty of parking enclosed by a five-bar gate to the front.

A welcoming entrance hallway leads to a light and spacious sitting room, which boasts two sets of French doors to the garden, along with access to the conservatory, and a wood-burning stove, making for the perfect room to entertain in both the summer and winter.

The kitchen/breakfast room has plenty of floor and eye-level units, and integrated appliances, along with space for a table and chairs for casual dining.

The kitchen has access to both the dining room for more formal dining and the utility room, which also has a door to the garden.

The conservatory itself provides a lovely space to enjoy the views over the garden.

A cloakroom completes the ground-floor accommodation.

On the first floor, there are four bedrooms, all with fitted wardrobes.

The principal bedroom has an en-suite, and a family bathroom serves the three remaining bedrooms.

Outside the garden is particularly worthy of note, mainly laid to lawn, it wraps beautifully around the property.

The colourful shrubs and mature trees provide the perfect

backdrop for a secluded and charming setting to enjoy long summer evenings and relaxing weekends with friends and family.

This charming property provides the perfect escape for those who enjoy plenty of space for outdoor entertaining, gardening, or just unwinding, whilst being in the heart of a desirable village that's also within easy reach of commuter links, amenities, and good schools.

Ludgershall is approximately five and a half miles southeast of Bicester and has a public house, The Bull & Butcher, a church and a village hall where there are many community events, including the biennial village fete.

The property falls within the catchment of Waddesden School, judged "outstanding" by Ofsted, and is also within reach of the Aylesbury grammar schools. The nearby village of Brill has a Church of England Primary school, a village with a Post Office, shop, and two public houses. The well-regarded Ashfold school is also within easy reach in nearby Dorton.

Nearby Thame has a number of traditional shops, including Waitrose, a weekly market, restaurants, and lovely coffee shops.

Bicester is approximately 5 miles away and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and has

been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets and new Sainsbury's and Tesco supermarkets and cinema complex.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





### Accommodation Comprises:

Ground Floor - Entrance Hall, Sitting Room, Dining Room, Conservatory, Utility Room, Kitchen/Dining Room, Cloakroom.

First Floor - Principal Bedroom With En-Suite Shower, Three Further Bedrooms, Family Bathroom.

Outside - Wrap Around Garden Mainly Laid To Lawn, Decking With A Pergola, Double Garage, Gated Driveway Parking.

Freehold Property

Brick-Built, Tiled Roof

Services:

Mains Water and Drainage

Oil-Fired Central Heating

Broadband - Fibre Available Via Gigaclear

Mobile Phone Coverage - Please Check With Ofcom

Local Authority - Buckinghamshire Council

Council Tax Band - F

\* A Right Of Way Exists Benefitting Three Gables Over Land Owned By Amberwood Cottage To Provide Access To The Property\*

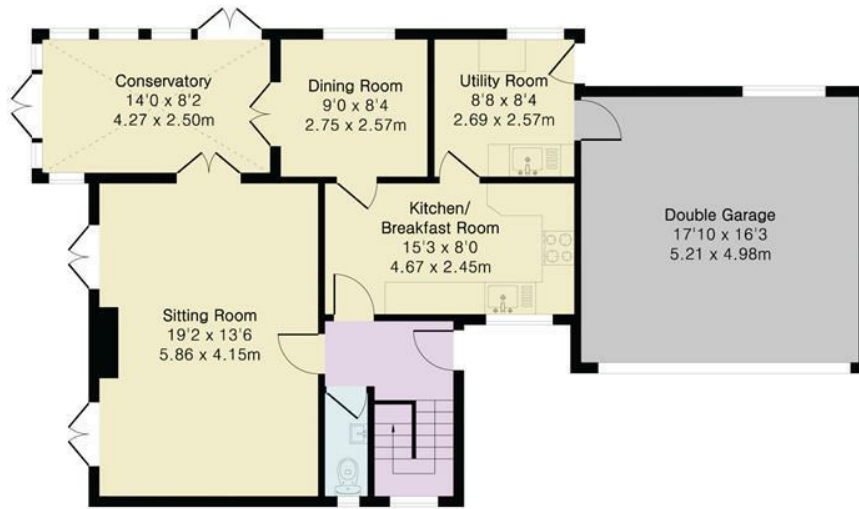




**Approximate Gross Internal Area 1620 sq ft - 151 sq m  
(Including Garage)**

Ground Floor Area 1020 sq ft – 95 sq m

First Floor Area 600 sq ft – 56 sq m



Ground Floor



First Floor

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



