



Warrens, Piddington Road  
Ludgershall

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Barnes & Babingtons



An enchanting and secluded haven, rarely available to market. This beautiful 400 year old 3 bedroom thatched cottage, 1 bedroom barn conversion (annex) and shepherds hut, situated in a tranquil rural setting, within its own grounds of 1.6 acres, offering stunning views and currently a thriving holiday let business, ready for immediate continuation if desired.

Warrens, Piddington Road, Ludgershall, Buckinghamshire, HP18 9PQ

Guide Price: £1,350,000

- Enchanting & Secluded Haven
- 1.6 Acres of Gardens & Paddock
- 3 Bedroom Grade II Listed Cottage
- Separate 1 Bedroom Modern Barn Conversion
- Shepherds Hut
- Thriving Holiday Let Business with Future Bookings Secured
- Discretely Positioned
- Landscaped Gardens
- Rural Setting
- Close to Bicester Railway
- Short Walk to the Village Pub



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

chinnor@bb-estateagents.co.uk

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## Location

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, Ashfold school, a village Post Office, shop, and two public houses.

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.



## Description

The property is discretely positioned along a gravel track and once through the gates, the house reveals its unique setting.

The 3 bedroom thatched 400 year old Grade II listed property, has been beautifully maintained during its current ownership, and is now ready for the next lucky owner to enjoy.

The property consists of: entrance hallway where all rooms lead from.

The formal triple aspect reception room, is full of period charm and character, with original beams, oak panelling, oak flooring, original leaded windows, and a wood burning stove for cosy winter nights in. From the reception room there is a bespoke oak staircase with storage that takes you to one of the 3 double bedrooms.

The spacious dual aspect Fired Earth kitchen/diner really is the heart of the home, a great place to entertain friends or simply for the family to gather at the end of a busy day. The kitchen is again full of original character, has ample eye and waist level solid oak units, worktops and floors, oak pantry cupboard with storage baskets and microwave, Belfast sink, integrated dishwasher and washing machine, substantial fridge/freezer, and a new Heritage 4 oven range cooker, that efficiently provides the hot water and heating for the house and the barn.

From the kitchen there is snug/home office with oak panelling, slate flagstone flooring, understairs storage and a modern but in keeping shower room with WC. From the snug there is a second staircase with access to 2 of the 3 double bedrooms.

There could be further potential to extend the property with an oak framed reception, conservatory or orangery (STPP).

### Upstairs

There are 3 good size double bedrooms with vaulted beamed ceilings and all with breath-taking views over the garden or surrounding countryside. Two of the bedrooms can be accessed either side of the staircase from the snug/home office, and the other from the staircase in the main reception room however, there is a secret passage away that connects them together.

### Oak Framed Barn

Beautifully modern in design, with an open plan kitchen/reception room. Fully equipped kitchen with built in appliances, stylish curved units and a generous seating and dining area. Upstairs there is one double bedroom and a modern shower room, creating the perfect holiday let or annex. Sold with total holiday let inventory should you wish.



### The Hand Crafted Oak Shepherds Hut

Is situated to the rear of the paddock providing privacy for the guests and property owners alike. The guests can enjoy the comforts of the Shepherds Hut, with outdoor kitchen and wine fridge, along with the raised deck seating area, relaxing in the hot tub, and admiring the countryside views. There could be further potential to expand this holiday let business if desired. All inventory included with the sale.

### Outside

Over the 23-year ownership of the property, the owner has landscaped and nurtured the garden and paddock to create an idyllic and tranquil surrounding, also providing natural habitats for wildlife. At its heart lies a beautifully structured formal box parterre, with neatly clipped box hedging framing vibrant David Austin roses, offering colour, fragrance, and symmetry in every season. Adjacent to this, the elegant White Garden provides a serene contrast — a calming palette of ivory blooms surrounding a tranquil seating arbour, perfect for quiet reflection or afternoon reading.

A gentle stream meanders through the grounds, adding a peaceful soundtrack to the garden. A small wooden bridge leads to the charming shepherd's hut.

The garden also boasts a characterful Scandinavian-style barbecue hut, inviting year-round entertaining. Beyond, a paddock offers space for grazing animals or recreational use.

This is a truly special garden — a place to unwind, entertain, and make the most of life in the country.



## General Remarks and Stipulations

### Tenure

Freehold

### Services

Oil Central Heating, Mains Drainage

### EPC Rating

N/A

### Local Authority

Buckinghamshire

### Viewing

Strictly by appointment with Bonners & Babingtons

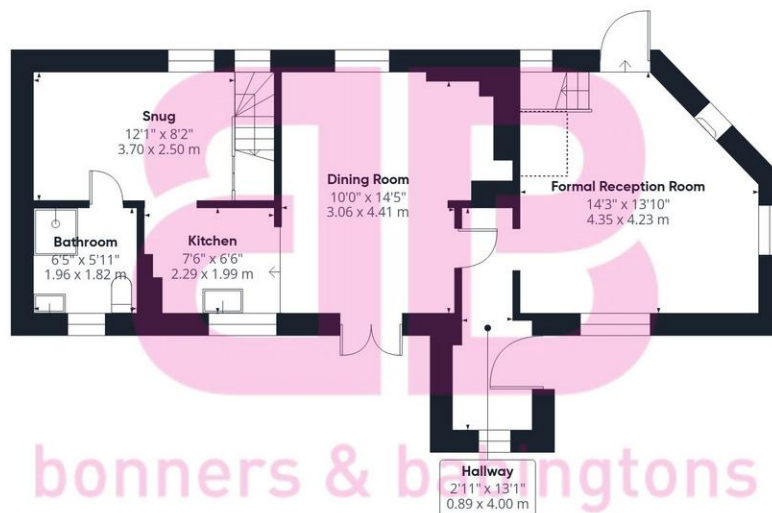
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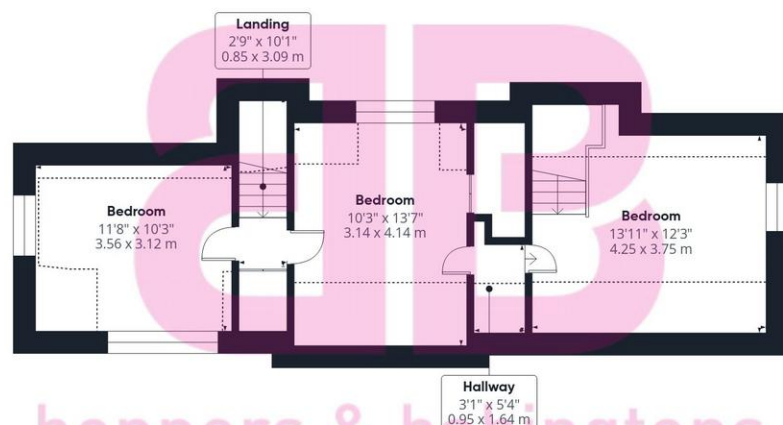
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

1738 ft<sup>2</sup>

161.5 m<sup>2</sup>

**Reduced headroom**

357 ft<sup>2</sup>

33.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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