



1035 Barkers Lodge Road PICTON, NSW



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### ???Ashbury House???

Prestige, quality and class are on display in the sale of this exclusive property. This is a great opportunity to purchase a fantastic rural property on the outskirts of Sydney.

A unique designed home surrounded by 11 beautiful acres of grazing land. Upon arrival you drive along a post and rail entry with paddocks either side the sense of serenity is immediate.

??? Country style residence commanding in appearance.

??? Four generous sized bedrooms and study.

??? Recycled Oregon timber kitchen featuring homestead cooker

??? Designed to give the charm and character of yesteryear.

??? Beautiful timber flooring, 9ft foot ceilings and quality inclusions

??? Interior walls are lined with 4 inch traditional boards.

??? Formal entry, huge games area, sunroom, french doors & ensuite

??? Large separate studio/guest accommodation including shower, kitchen & toilet.

??? Fertile pastures, dam, and creek setting at the rear

??? 8 separate paddocks, holding yards, stables, working arena and 2 good size sheds

??? Ideal horse property, hobby farm or private weekend getaway