





A substantial, period 4 bedroom village house in a convenient and quiet location close to Shrivenham High Street. There is a large private and completely secure south facing walled garden and a detached double garage and gravel off-street parking.

The ground floor can be accessed via two doors, one of which leads directly in to the utility room with separate WC, which leads through to a spacious kitchen with fitted granite work surfaces and cupboards. The kitchen also has a gas fired Aga and enough space for a family size kitchen table.

The kitchen leads to the dining room which also contains the stairs to the first floor and the front door to the house.

There is a large formal sitting room with a fireplace and wood burning stove, which leads on to a large family sitting room which in turn is open to a double glazed conservatory with doors opening to the garden. All of the ground floor looks out onto the mainly lawn walled garden.

The first floor comprises of four double bedrooms which all look out over the walled garden. The master bedroom is a large bedroom with fitted wardrobes and an en-suite shower room with WC, wash basin and shower cubicle. There are another 3 double bedrooms which all have easy access to the family bathroom which comprises of a bath, shower, WC and wash basin along with fitted cupboards. The largest of the double bedroom has large fitted wardrobes.

Outside, the property is approached by a gravelled parking area with a newly constructed double garage. The pedestrian gate from the driveway leads directly in to the



large private and secure south facing garden which has been landscaped to include a paved seating area, pond and a collection of mature plants in structured flower beds.

Shrivenham is a vibrant and well equipped village sitting at the foot of the Wiltshire and Berkshire Downs and at the entrance of the Vale of The White Horse. The Village offers three public houses, a very popular artisan coffee house and delicatessen, convenience stores, hair dressers, florists, beauticians, a doctors surgery and pharmacist to name a few. There is a popular primary school in the heart of the village.

The village is also home to the international and prestigious Defence Academy (formally The Royal Military Collage of Science).

Swindon centre is approximately 7 miles and Oxford 24 miles (accessed directly via the A420) where there are bus and train services, **(trains from Swindon, Hungerford and Didcot direct to London Paddington)**

Junction 15 of the M4 is approximately 8 miles providing access to the west (Bath/Bristol and the M5) and to the East (Newbury/Reading and London).

Cirencester is located approximately 20 miles away and can be accessed via the A419 which is circa 4 miles from Shrivenham.

Shrivenham C of E (C) Primary School is located in the centre of the village Ofsted rating Good
Secondary ☐ King Alfred's Faringdon ☐ Ofsted rating Outstanding

Pinewood Preparatory School is approximately 5 minutes by car.



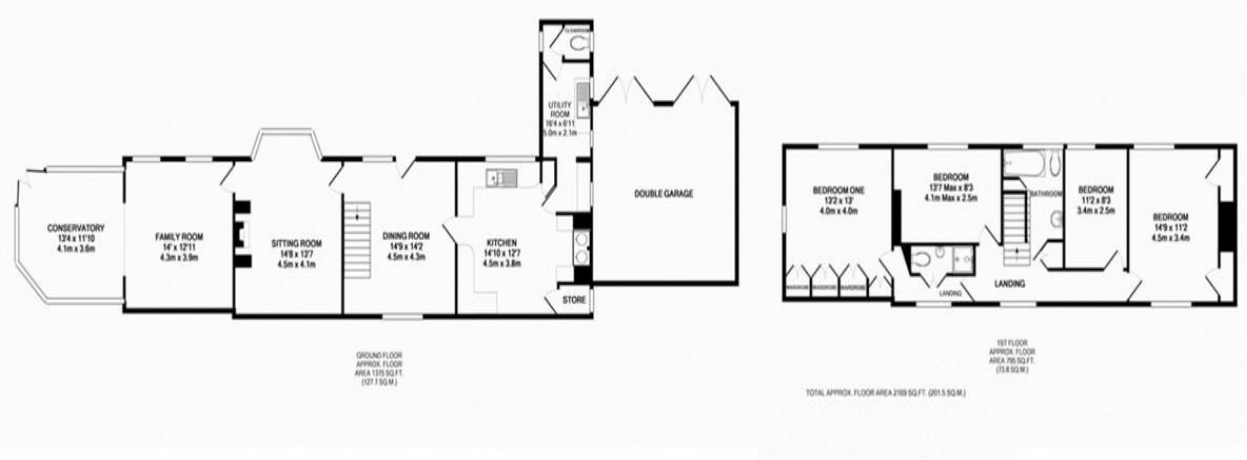
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Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

**Viewing strictly through sole agents Kidson-Trigg
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- Substantial attractive period house**
- Large private and secure South facing walled garden**
- Walking distance of local amenities**
- Quiet location**
- Desirable Village with extensive amenities**
- Primary School within walking distance**
- 4 bedrooms**
- 2 bathrooms**
- Over 2,000 sq ft**
- Good local schools both private and state**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.