





**A pretty period stone built 3 bedroom** mid terrace cottage under a slate roof, with a previously refurbished cosy interior. The accommodation is over 3 floors, the main sitting room has a good sized wood-burning stove. The house was refurbished in 2013 but has maintained many period features. There is both a terrace and lawn area located down a path to the rear of the property. The house is currently furnished, the owner would prefer to rent the house furnished or partly furnished, but can consider unfurnished. The preference is for a 3 year lease, but 1 year + will be considered.

**Access through the front door** is into a porch which then leads into a decent size carpeted sitting room with exposed beams. There is a good size wood burning stove situated in a brick surround fire place. There is room for a dining room table within this room.

**Off the sitting room is the kitchen with a tiled floor.** There is an electric oven with a 4 gas hob and extraction hood above. There is an integral fridge freezer and dishwasher. There is also a washing machine that can remain. There is a rear door from the kitchen leading into a communal area which leads to the private gardens for Number 2.



#### **First floor**

A large double bedroom with fitted cupboard, smaller double bedroom, family bathroom with shower over.

#### **Second floor**

'Loft Conversion' providing double 'bedroom', Wet room and WC and also another useful area which could be used as an office/TV area etc.

**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 College 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 Primary School** is located in the centre of the village Ofsted rating Good  
Secondary - Faringdon Community College Ofsted rating Outstanding  
Pinewood Preparatory School is approximately 5 minutes by car.

#### DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are



provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

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.





- 3 bedrooms
- 2 bathrooms
- Refurbished 2013
- Good size sitting room with Wood-burning stove
- Terrace area and lawn (currently housing chickens)
- Close to Shrivenham Centre
- Sought after well-equipped village
- Close to Defence academy

**Viewing strictly through sole agents**

**Kidson-Trigg 01793 781937**