





OPEN DAYS TUESDAY 31ST OCTOBER 2PM – 4PM. SATURDAY 4TH NOVEMBER 10AM-12PM. A notably sizeable 1,900 sq ft 4 bedroom detached house with off-street parking, secure south-westerly facing, well-manicured private garden, set in a sought after address in the popular well equipped village of Shrivenham. First time to the market since the house was constructed. A genuine opportunity to modernize/improve this well positioned and premium property at priced to allow a purchaser to place their own stamp on the house. The property is currently in good working order throughout and has been lived in until very recently. Any incoming purchaser has the option to move in and update the house during occupation if required.

The house is of a substantial size and as the floor plans indicate, this property offers significant space for living, working and relaxing. Due to the size and range of the ground floor accommodation there is a genuine opportunity for an incoming purchaser to possibly improve and or reconfigure the house if required.

The house is set back from the quiet cul-de-sac of Catherine Close. There is a lawn garden to the front with off street parking to either side. The house can be accessed either through the double front doors or through the secure carport / covered storage / utility area which leads either into the kitchen or straight on to a substantial secure workshop/garage (if required this area could be converted to provide further downstairs accommodation). To the front of the house there is a kitchen overlooking the front garden. There is a range of ample fitted kitchen units, there is a 4 ring gas hob and a chest height double AEG electric oven. There is also space for a dishwasher and fridge. The kitchen then leads through an archway into a good sized breakfast / dining area. Alternatively access to the house is through the double front doors leading immediately into a large porch with a hanging cupboard. Straight ahead is an area currently used as an office and open plan to the office is a large utility area with fitted units, work surfaces, sink unit, space for a fridge, washing machine and tumble dryer. Through the utility area leads to the conservatory which has a pair of French windows opening out onto the terrace and the private rear gardens. Immediately to the left of the front porch can be found the front hall which leads onto the ground floor WC/shower room or straight ahead to the sitting room which has a gas fire and 2 sets of double sliding doors which leads into the conservatory and look out onto the garden. On the first floor there are 3 double bedrooms which all have fitted cupboards, 1 single bedroom and a family shower / WC. Importantly the rear mainly lawn garden is south westerly facing and therefore benefits from daytime and evenings sun. The garden is bordered

by a close board fence to one side and a coniferous hedge to the other 2 sides making the garden private and secure. Access to the garden is through the carport and work shop / garage.

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, hairdressers, florist, beautician, a doctors surgery and pharmacist, tennis clubs, cricket practice ground, football club etc. 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 (C) 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.

Services:

Good broadband speed with the option to connect to Virgin superfast broadband
Solar panels for hot water
Main Gas
Main electricity
Mains water
Mains sewerage
Gas central heating

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.

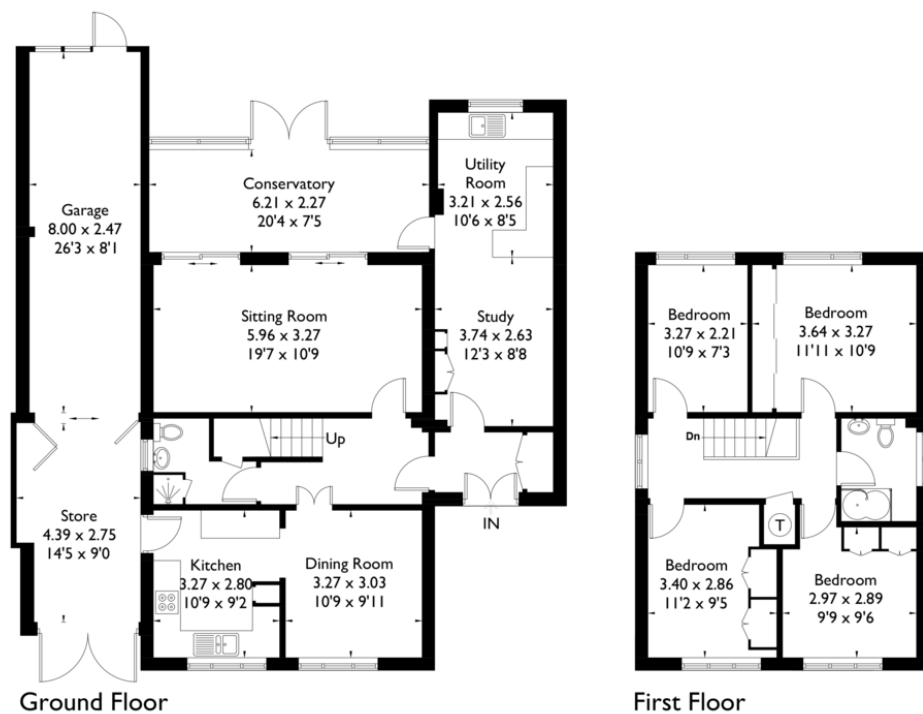
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements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

Viewing strictly through sole agents Kidson-Trigg **01793 781937**



5 Catherine Close, Shrivenham, Swindon, SN6 8ER

Approximate Gross Internal Area = 178.7 sq m / 1923 sq ft
(Including Garage)



FLOORPLANZ © 2017 0203 9056099 Ref: 196031

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Substantial 1,900 sq ft detached house

Secure, private South Westerley facing garden

Off-street parking

First time on the market since the house was constructed

4 bedrooms

Genuine scope to improve and/or reconfigure if required

Large workshop and car port area

Popular and well-equipped village

Excellent school in the village and surrounding areas

Prime location in the village