Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

PLOT 23, MAPLE GROVE, HIGHWORTH ROAD, SHRIVENHAM, SN6 8BL

For sale by public auction (unless sold prior). Be in before Christmas! A full legal pack is available and the house has been recently completed. A stunning newly built 3 bedroomed detached house with off road parking, garage, and secure lawn garden with a pedestrian door into the garage.

After a successful sales campaign on this prestigious and well located scheme, Kier Properties are offering a unique opportunity for the 3 remaining houses to be occupied prior to Christmas. Full legal pack has been undertaken by Kiers solicitors meaning a sale can easily be executed immediately or at the public auction on the 7th December 2017.

Plot 23 is a well-appointed 3 bedroom detached house sitting to the easterly edge of the development. The front door leads immediately into the front hall, with a cloakroom to the left, further on there are 2 good sized storage cupboards. Straight ahead leads through to a well specified kitchen/diner with granite worktops, double oven with a 5 ring gas hob above and extractor hood, integral fridge/freezer, integral full sized dish washer, washing machine/tumble dryer and ample fitted units. The kitchen has room for an ample sized kitchen/dining table. On the other side of the front hall from the kitchen is the lounge with double French windows leading into the secure garden.

Upstairs the master bedroom has a good sized, deep, double fitted wardrobe and an en-suite shower room. There is a further double bedroom, single bedroom and family bathroom with shower over. There are roof lights/light wells over the stairs/landing, the en-suite bathroom and also the family bathroom making the first floor very light.

Outside

The single garage is attached to the house with 2 off street parking spaces in front of it, there is also a pedestrian door from the garage into the secure lawn garden.

Services

Mains supplied electricity, gas, water and sewage.

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).

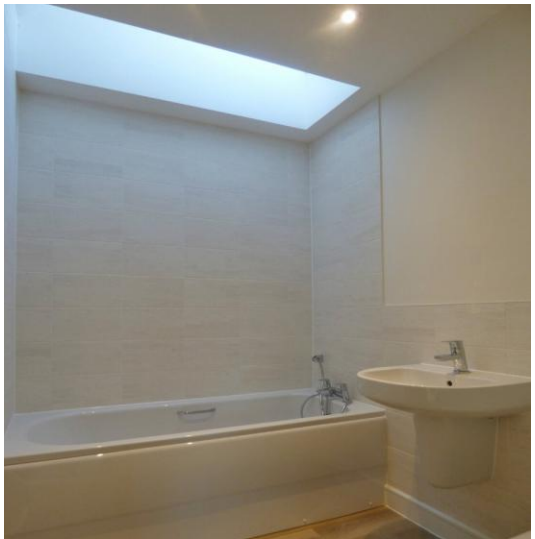
Swindon centre is approximately 7 miles and Oxford 24 miles (accessed

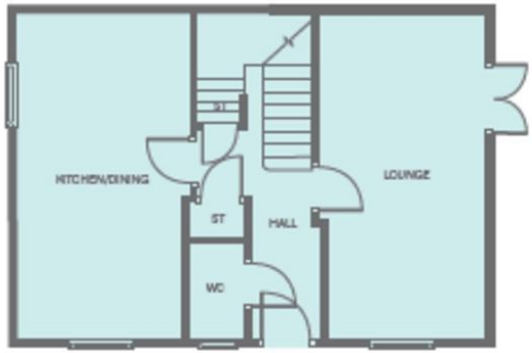
directly via the A420) where there are bus and train services, (trains from Swindon, Hungerford and Didcot direct to London Paddington)
Junction 15 of the M4 is approximately 8 miles providing access to the west (Bath/Bristol and the M5) and to the East (Newbury/Reading and London).
Cirencester is located 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 Faringdon Community College Ofsted rating Outstanding
Pinewood Preparatory School is approximately 5 minutes by car.
Auction Pack
Available from Kidson-Trigg by email only. Please email Shrivenham@kidsontrigg.co.uk or telephone; 01793 781937 to request your Auction Pack.
NB - Prospective bidders and bidding
-Bids will not be accepted from those parties who have not registered prior to the Auction.
-Parties must provide identification when registering (passport/driving licence & utility bill).
-Bidders must have satisfied all queries prior to the day of Auction as there will be no opportunity for discussion on the day of the Auction, during or after the Auction.
Vendors Solicitors - Shoosmiths
PLEASE READ IMPORTANT NOTICE
Prospective purchasers must not rely on the guide price as a valuation of the property. The guide price is to indicate the likely reserve which may be set at the time of marketing. Prospective purchasers should make regular checks in case the guide price is varied, as the reserve price can either be above or below the quoted guide price.
Depending on the level of competition the eventual hammer/sale price of the property may be above or below the guide price, and therefore the final expected sale price is not necessarily expected/presumed to be the guide price.
The reserve price is confidential between the seller and the auctioneer. This will be set very close to the auction date. If the reserve price is to be changed then the auctioneers will adjust the guide price to reflect this.
For any clarity on guide prices and reserve please telephone the auctioneers and we will be happy to clarify any queries you may have.
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

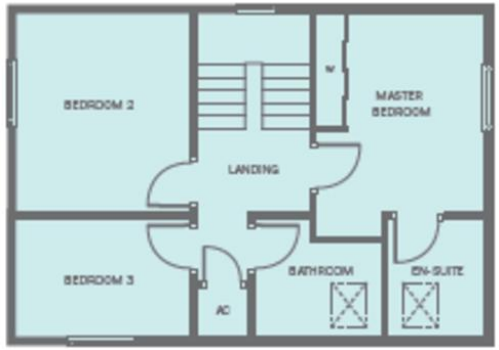
should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.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

Kidson-Trigg 01793 781937







GROUND FLOOR	
Lounge	5.69m x 2.92m max 18' 7" x 9' 6" max
Kitchen/Dining	5.69m x 3.04m max 18' 7" x 9' 10" max
WC	1.71m x 1.01m 5' 6" x 3' 3"

FIRST FLOOR	
Master Bedroom	3.51m x 2.96m max 11' 5" x 9' 7" max
En-suite	2.11m x 1.72m 6' 9" x 5' 6"
Bedroom 2	3.51m x 3.08m 11' 5" x 10' 1"

FIRST FLOOR	
Bedroom 3	2.11m x 3.08m 6' 9" x 10' 1"
Bathroom	2.11m max x 2.24m 6' 9" max x 7' 3"

- Immaculate newly constructed house
- Prestigious development in a prime location
- Master bedroom with en-suite
- Single garage
- Off street parking
- Secure lawn garden
- Walking distance to local amenities
- Popular vibrant and well equipped village
- Located on the edge of the development
- Occupation before Christmas

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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 are 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.