Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

1 HIGHWORTH ROAD, SHRIVENHAM, SWINDON, SN6 8BL

AUCTION GUIDE PRICE £430,000

For sale by public auction (unless sold prior). A stunning newly built 4 bedroomed detached house (former show home) with off road parking, garage, and secure lawn garden. A full legal pack is available and the house has been recently completed allowing the successful buyer occupation before Christmas.

After a successful sales campaign on this prestigious and well located scheme, Kier Properties are offering a unique opportunity for the 4 remaining houses to be occupied prior to Christmas. The full legal pack has been undertaken by Kier's solicitors meaning a sale can be executed immediately or at the public auction on the 7th December 2017.

Plot 1 is a substantial four bedroom detached house occupying a prime corner plot. The house has only just been completed and as the former show home comes fully decorated to a very high standard with light fittings, window dressings and a landscaped garden.

The front door leads immediately into a good size hall, immediately right is the kitchen diner with French windows leading out onto the patio and then onto the secure lawn garden. The well specified kitchen has granite worktops, chest height double oven with a 5 ring gas hob and extractor hood, integral fridge/freezer, integral full sized dish washer, and ample fitted units. Adjacent to the kitchen is a utility room with fitted units housing a washer/dryer and a door leading out to the garden.

Opposite the kitchen is a dining room/reception room, adjacent to this the cloakroom, followed by a good sized office/snug with a large storage cupboard within. The sitting room looks out over the garden and has a stone fire surround with a gas fire.

On the first floor there are 4 double bedrooms and 2 bathrooms.

The family bathroom has both a separate double shower and bath. The master en-suite looks over the garden has a fitted cupboard and an en-suite shower room. There are fitted cupboard in one other bedroom and also in the landing.

Outside parking is to the right of the property in front of the garage. The garage has a pedestrian door which leads into the garden. The garden also has a single gate accessed from the side of the house. The garden is L-shaped and laid to lawn.

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.

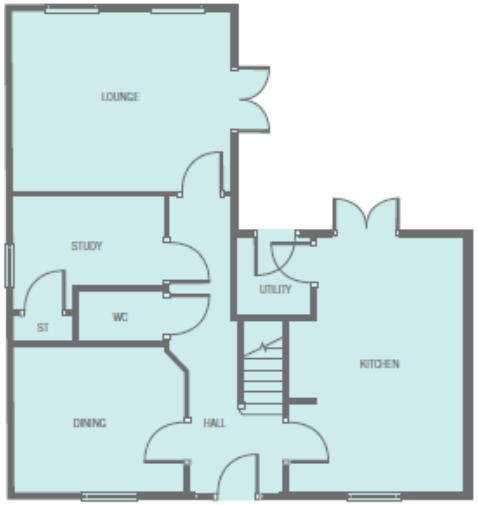
The village is also home to the international and prestigious Defence Academy (formally The Royal Military Collage of Science).

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.

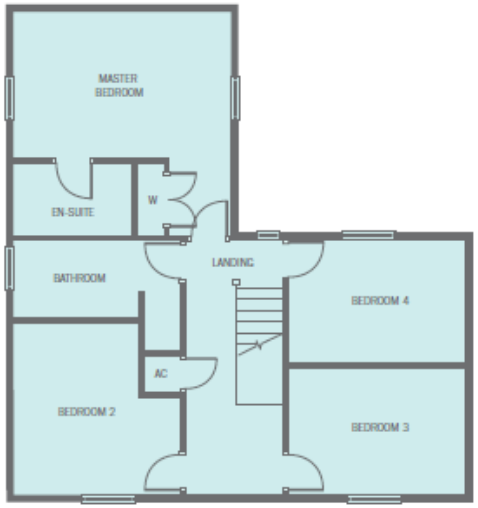
Viewing strictly through Auctioneers

Kidson-Trigg 01793 781937



GROUND FLOOR

Lounge	3.84m x 4.68m	12' 6" x 5' 11"
Kitchen	5.46m x 3.75m	17' 9" x 12' 3"
Dining	3.20m x 3.65m max	10' 5" x 11' 10" max
Study	2.09m x 3.23m max	6' 8" x 10' 6" max
WC	1.09m x 1.83m	3' 6" x 6' 0"
Utility	1.65m x 1.67m max	5' 4" x 5' 5" max



FIRST FLOOR

Master Bedroom	4.76m x 4.68m max	15' 6" x 5' 11" max
En-suite	1.59m x 2.57m	5' 2" x 8' 4"
Bedroom 2	3.67m x 3.58m max	12' 0" x 11' 7" max
Bedroom 3	2.73m x 3.79m	8' 9" x 12' 4"
Bedroom 4	2.66m x 3.79m	8' 7" x 12' 4"
Bathroom	1.72m x 3.58m	5' 6" x 11' 7"

- Immaculate newly constructed house (former show home)
- 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
- Former show home with high finishes remaining
- 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.