Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

47 STALLPITS ROAD, SHRIVENHAM, SWINDON, SN6 8BE

OFFERS IN EXCESS OF £285,000

A 2 bedroom detached bungalow on a substantial and prime corner plot. Genuine scope to improve/extend if required. Off street parking, garage, carport and further lockable storage/external space.

47 Stallpits can be accessed through either the front or rear door. The front door leads into the front hall, immediately to the right is a good sized double bedroom with fitted cupboards and wardrobes. Immediately to the left is another good sized double bedroom also with fitted cupboards and wardrobes. At the end of the hall and to the left is the sitting room which has a fire surround an electric fire. Next to this a separate WC and adjacent to that is a shower room (this has a double shower which was installed only a year or so ago). The kitchen overlooks the rear garden and has ample fitted cupboards, an electric chest height oven, 4 ring electric ceramic hob, integral fridge and room for a kitchen table. There is a conservatory accessed through the kitchen which looks out over a large terraced area, the rear door leads immediately into the conservatory.

Outside there is a single garage with a lockable up and over door, adjacent to this is a carport. There is off street parking between the garage and carport and the road.

There are also 2 lockable timber sheds, 1 of these has electricity and houses a deep freeze and a tumble dryer. There is a canopy over part of the terraced area and attached to the conservatory creating a useful sheltered eating/entertaining area.

The gardens are currently laid to gravel and terrace. However they were previously laid to lawn and maintained to a high standard. On inspection there appears to be a good depth of soil beneath the gravel and the membrane therefore reinstatement to lawn should be relatively straight forward if required. The plot could also be fenced/made secure if required.

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 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.

Services:

Good broadband speed with the option to connect to Virgin superfast broadband

Solar panels for hot water

Main Gas

Main electricity

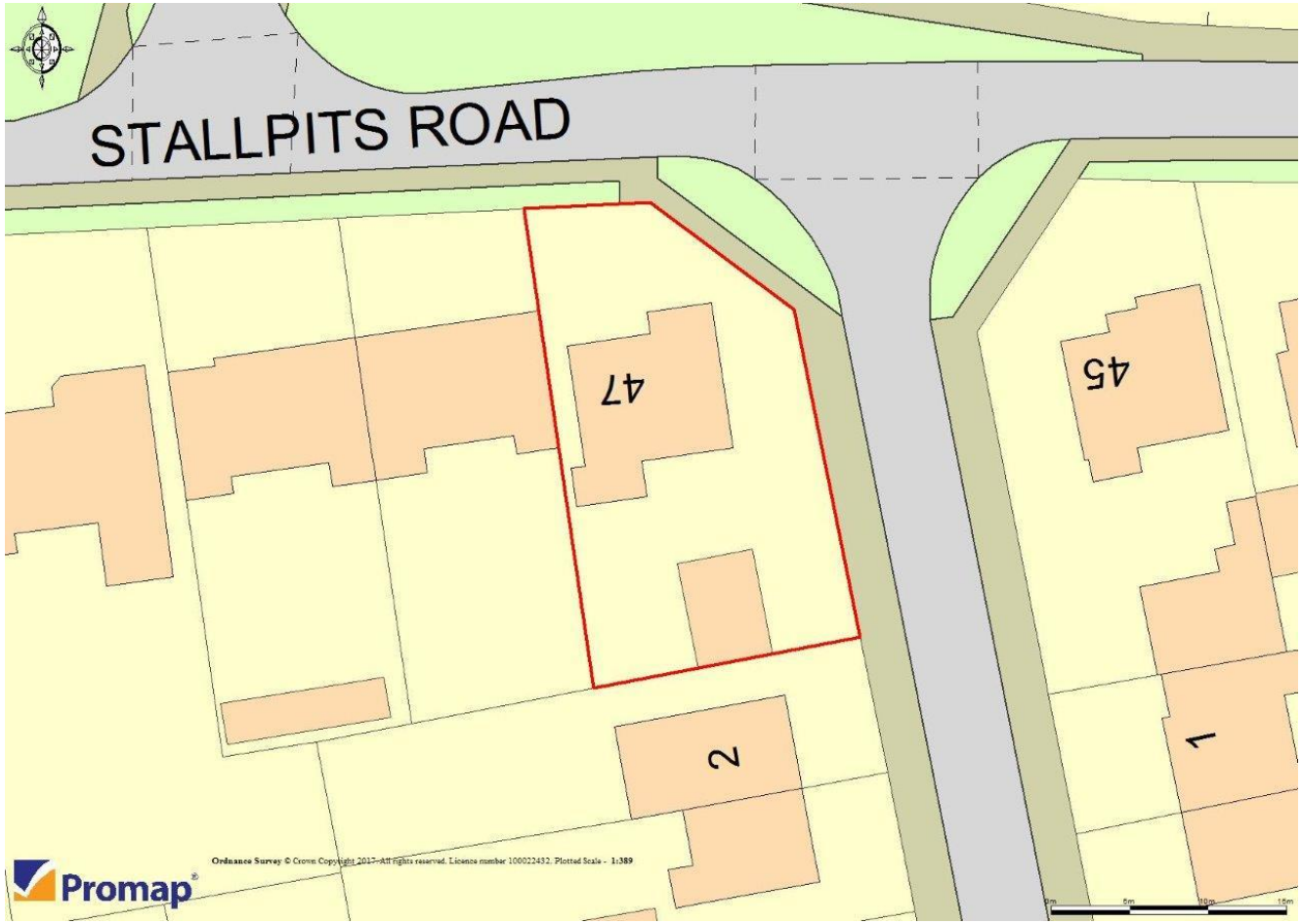
Mains water

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.



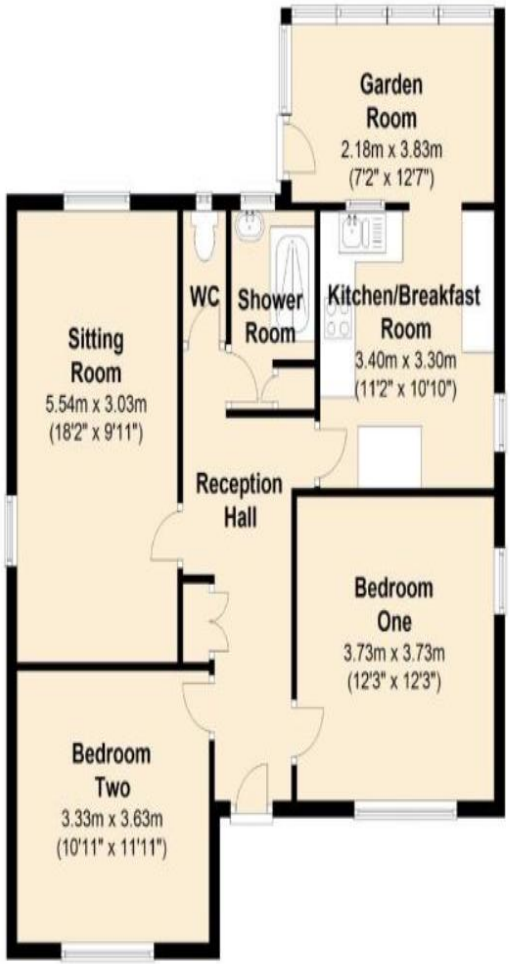
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements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

Viewing strictly through sole agents Kidson-Trigg

01793 781937

Ground Floor

Approx. 80.3 sq. metres (863.9 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 sq. feet)

- 2 bedroom detached bungalow
- Substantial and prime corner plot
- Genuine scope to improve/extend if required
- Off street parking
- Garage and carport
- Convenient location
- 2 timber sheds, 1 with electricity
- Generous terraced areas
- Vibrant and sought after village, excellent transport links
- No onward chain

33 High Street, Shrivenham, Swindon,
Wiltshire, SN6 8AN

www.kidsontrigg.co.uk
shrivenham@kidsontrigg.co.uk
01793 781937

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.