







An immaculate and well appointed 3 bedroom house, constructed circa 2 years ago. Off-street parking, single integral garage, conservatory, secure lawn garden. Located to the edge of this prestigious development, very close to the park and local amenities.

N.B. the owners have identified a house to buy which is empty and chain free.

Access to the house is either through the garage or the front door. The front door leads immediately into the front hall, immediately to the left there is a cloakroom/WC.

Straight ahead is the main sitting room, there is an open plan arrangement from the kitchen to the sitting room. The kitchen has a good range of fitted units, 4 ring gas hob, electric oven, integral fridge freezer, integral washing machine, tumble drier and ample work surfaces. The sitting rooms leads into the newly installed conservatory which has an internal door into the double garage and doors out on to the patio and lawn garden.

The first floor has a double master en-suite shower room, double bedroom, single bedroom family bath and shower room.

Externally there are two off-street parking spaces in front of the garage, front garden laid to lawn. The rear garden is bordered by a close board fence making it completely secure.

Services

Gas fired central heating, mains electricity and mains drainage.

Local amenities

The house sits in a convenient location, there is a supermarket, family pub/pizzeria, hairdressers, opticians, school, play areas, Watchfield recreation ground and other local conveniences all within walking distance. There is stunning surrounding countryside providing excellent

walking, riding and cycling opportunities, golf clubs and ample pubs and restaurants nearby.

Shrivenham is approximately 1 mile from Watchfield and 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, florist, beautician, a doctors surgery and pharmacist to name a few. The village is also home to the international and prestigious Defence Academy (formally The Royal Military College of Science).

Swindon centre is approximately 8 miles and Oxford 23 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 21 miles away and can be accessed via the A419 which is circa 4 miles from Shrivenham.

Watchfield Primary Ofsted rating Good

Shrivenham C of E (C) Primary School Ofsted rating Good

Secondary Faringdon Community College Ofsted rating Outstanding

#### 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.

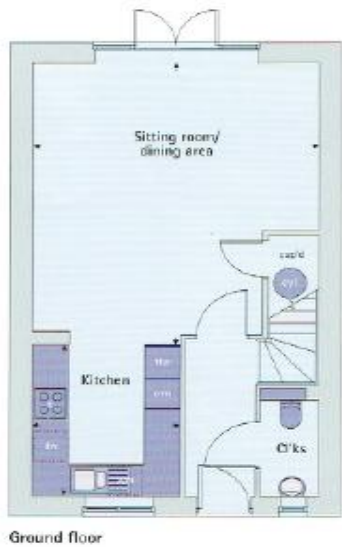
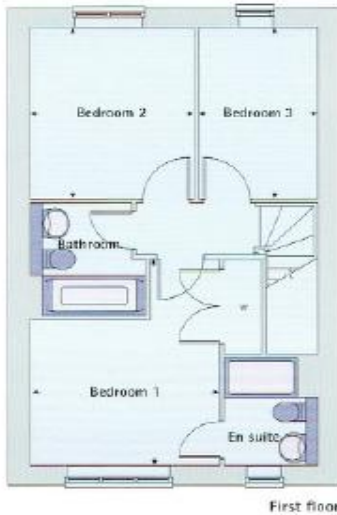
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements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

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





# The Southwold



Ground floor	metres	feet/inches
Kitchen	2.07 x 2.46	6' 9" x 8' 1"
Sitting room/dining area	5.32 x 4.75	17' 5" x 15' 7"

First floor	metres	feet/inches
Bedroom 1	3.80 x 3.13	12' 6" x 10' 3"
Bedroom 2	3.18 x 2.71	10' 5" x 8' 11"
Bedroom 3	3.18 x 1.96	10' 5" x 6' 5"

The Southwold | P302 Bc Pt 2010 | This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of +/- 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor.

door	ceiling	to	wand/cable
h	hull	capit	capitoid
mm	walking measure	oil	hot water cylinder
div	dimplestick	+	measuring points
tbl	ridge/beater		

- 3 bedrooms
- Constructed only 2 years ago
- Off-Street parking
- Single integral garage
- Located to the edge of the development
- Master bedroom with en-suite shower room
- Secure lawn garden
- Immaculate condition
- Onward purchase is empty and chain free
- Good primary school in the village