Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

OAK TREE HOUSE, MANOR CLOSE, SHRIVENHAM, SWINDON, SN6 8AE

GUIDE PRICE £650,000

An exceptionally well designed and specified substantial 5 bedroom detached house, built just 4 years ago. Off-street parking, single garage, good size mainly lawn garden. In a sought after location close to the High Street in the sought after village of Shrivenham.

The principal access to the house is the front door, which leads into the front hall. Immediately to the right is the WC/Cloakroom, immediately to the left is the front sitting room, which looks over the front garden and parking. Beyond this is a generously sized office/study, opposite the study is the utility room which houses a washing machine and tumble drier, the boiler and fitted units. The hall leads onto to a very large open plan kitchen/diner/family room with oak flooring. The kitchen has granite work tops, Bosch appliances to include an oven, integral fridge freezer, integral dishwasher, gas hob with extractor over. There are bi-folding doors leading out onto a decked seating area, there are also French windows leading from what is currently the eating area to the garden. Upstairs the master-bedroom has fitted wardrobes and an en-suite bathroom with both a roll-top bath and also separate shower. On the first floor there are three other double bedrooms one of which has an en-suite shower room. There is also a separate family bath and shower room. The second floor has an attractive open plan double bedroom 'suite' with a shower room.

There is access to the lawn garden at the rear of the property down both sides of the house. The accesses are gated and the garden could be quickly made secure. The garden is flat and square in shaped, laid to lawn with views over the neighbouring farm land.
The single garage is diagonally opposite the house and has an up and over door, there is a storage above the garage and a window. There is electricity.
The house has a zoned heating system, with separate zones for the living areas, the sleeping areas and the towel rails. Category 5 electric cables have been included with provision for TV telephone CCTV and internet available in each room. The property is fitted with a security alarm.

Services - Mains water, electricity, gas and drainage connected to an individual pumping station to take drainage into Manor Close.

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

- 5 double bedrooms
- 3 bedrooms with en-suite bathroom
- Constructed just 4 years ago
- Off-street parking
- Single garage
- Sought after location close to the centre of Shrivenham
- Good condition throughout
- Large open plan kitchen/diner/family room
- Well specified
- Good schools both walkable and driveable

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.