





A four bedroom detached house set in a stunning position looking towards St Andrews Church. Off-street parking, single integral garage, large secure garden with side access.

Walking distance to local amenities.

Number 17 is set in the corner of this quiet cul-de-sac and holds a particularly good position, in the corner with stunning views from the house and gardens towards St Andrews Church. There is off-street parking to the front of the house.

The front door leads into the front hall, immediately to the right is a large double aspect sitting room/dining room. The rear of the sitting room looks over the large lawn garden to the rear and St Andrews Church beyond. There is an attractive period stone wall which provides the boundary between the garden and the Church.

At the far end of the hall is the kitchen which also looks over the garden and Church. The kitchen has a serving hatch through to the dining area. There are ample fitted units and space for a fridge freezer and washing machine etc. To the left of the kitchen is the rear hall which leads out to the side of the house. There is a WC, opposite this is the integral door to the single garage which has lighting, electricity and a sink unit within.

The first floor has three double bedrooms and one smaller double/single bedroom. There is a family bathroom (with shower over). The two larger double bedrooms have fitted cupboards.

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.

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.

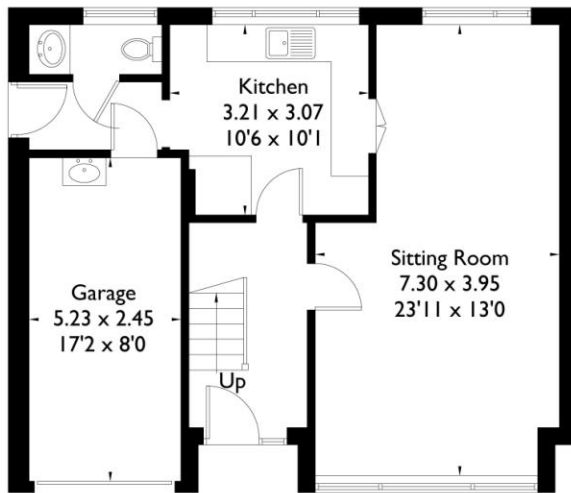
Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements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

Viewing strictly through sole agents Kidson-Trigg

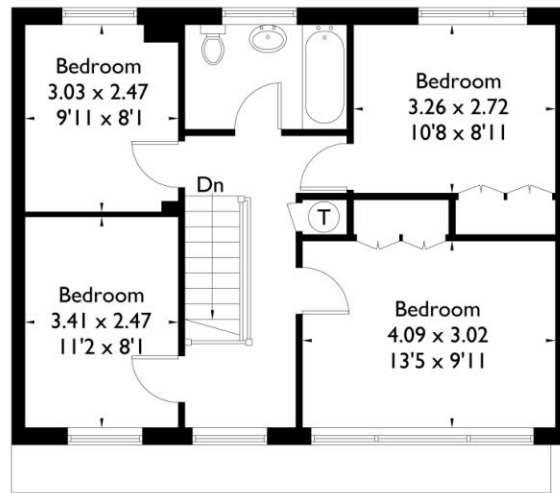


17 Manor Close, Shrivenham, Swindon, SN6 8AE

Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft
(Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 199917

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



- 4 bedrooms
- Detached house
- Stunning position looking towards St Andrews Church
- Good size secure garden
- Off-Street parking
- Single integral garage
- Walking distance to local amenities
- Sought after and vibrant village
- Primary school, shops, pubs, restaurants in the village
- Good local transport locations