





A 5 bedroom detached house (refurbished 2017), single garage, off-street parking, mainly lawn garden and conservatory.

3 Forrest Close has been significantly improved by the current owners. (the house has been let for the last two years and is now becoming vacant). Photos taken 2017

The property is approached via a gravel entrance which leads onto a gravel off-street parking area to the front of the house and garage. There is a gate at the entrance to the property therefore having the ability to make the entire site 'secure'.

The house is accessed through the front door which leads into a useful area for hanging coats, immediately to the right is the cloakroom/WC. This then leads into a stunning large open plan kitchen/breakfast room.

The newly refurbished kitchen has ample fitted kitchen units including a large gas range cooker, integral dishwasher and integral fridge freezer and oak work surfaces. There is enough room for a good sized dining table in the kitchen. The other half of the room has plentiful space for sofas/television etc. There are French windows leading onto a terraced/seating area in the garden.

Under the stairs there is a useful space suitable for a computer/workstation.

Beyond the kitchen is a large utility room which has a sink and currently houses the washing machine and tumble drier. There is enough room in the utility room for dog beds and coat and boot storage etc. There is a door from the utility room leading to the side garden which has raised beds and a greenhouse. (there is also a side gate leading from the front drive into the garden, therefore access into the house can also be through the utility room).

Past the utility room is a double bedroom with an en-suite shower room.

To the other end of the house through the kitchen diner is the sitting room, with an open fire. Through the sitting room is a conservatory that could also be ideal for further accommodation or an office etc.

The first floor has four double bedrooms and two bathrooms. The master bedroom has an en-suite shower room. The other three bedrooms are serviced by the family bathroom (also with a shower

over).

Outside there is a single garage attached to the house with the off-street parking directly in front. There is a good sized L shaped garden. The side garden has raised beds and a greenhouse. The main garden is laid mainly to lawn and bordered by trees and shrubs which make the garden private. There is a terrace/seating area accessed via the double French windows from the kitchen / breakfast room.

LOCATION

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 College of Science).

DISTANCES

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 King Alfred's Faringdon Ofsted rating Outstanding Pine wood Preparatory School is approximately 5 minutes by car.

DISCLAIMER

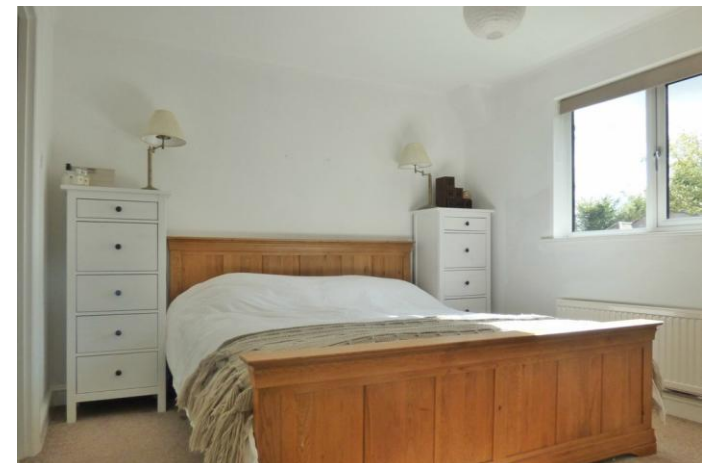
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shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.


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.

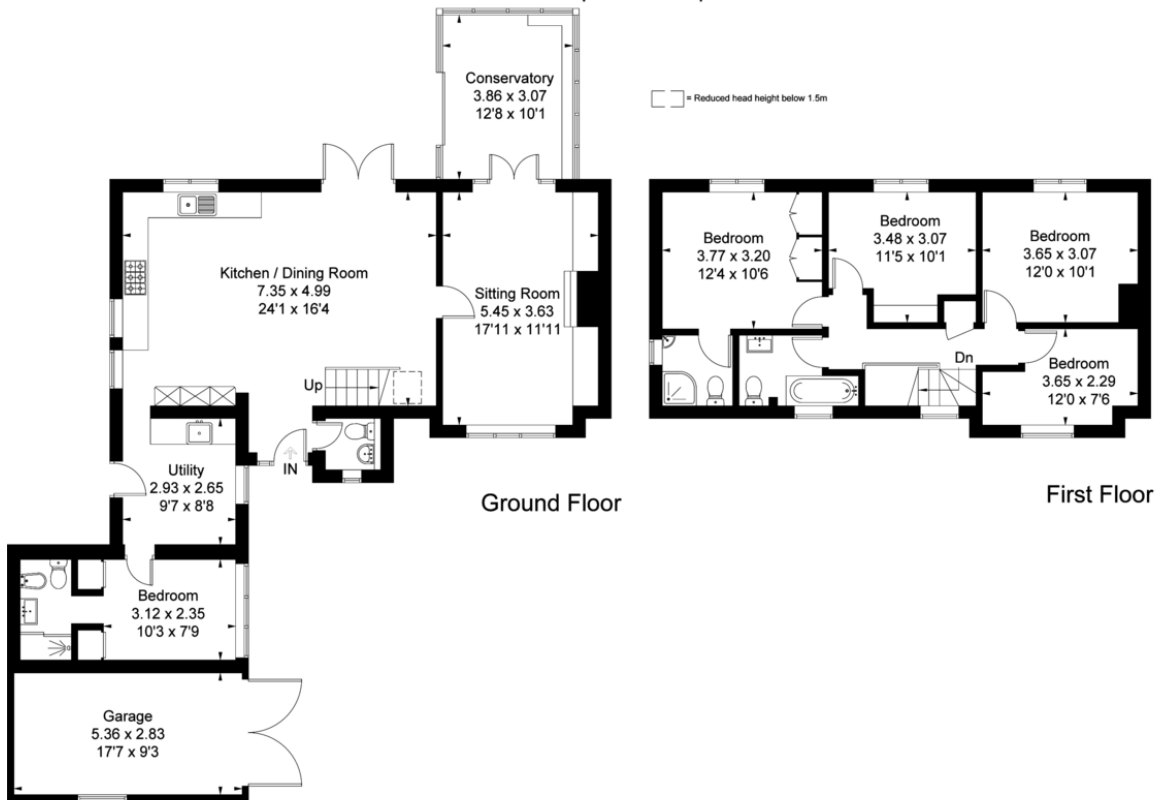
**Viewing strictly through sole agents Kidson-Trigg
01793 781937**



Approximate Floor Area = 152.8 sq m / 1645 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)
 Garage = 15.2 sq m / 164 sq ft sq ft
 Total = 168.0 sq m / 1808 sq ft



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 236684



- 5 bedrooms
- One bedroom and bathroom on the ground floor
- Off-street parking
- Single garage
- Refurbished 2017
- Mainly lawn garden
- Conservatory
- Open fire in the sitting room
- Large open plan kitchen / breakfast room
- Popular and well equipped village