





Sitting on a large corner plot with single garage, off street parking and a good size, secure garden. A spacious 3 bedroom semi-detached house, well maintained to include a recently upgraded kitchen and bathroom. Of particular note is the wide choice of rooms to the ground floor i.e.;Porch, good sized sitting room with gas fire, snug/dining room, conservatory, kitchen looking out over the rear garden, study, utility room (leading to the rear garden) and WC. First floor, 2 double bedrooms, a single bedroom and a family bathroom, all with ample fitted cupboard space. the rear garden is secure and either walled or fenced to all sides. There is a set of wooden timber gates which accesses the rear garden with the off-street parking. The garden is laid to lawn also with terraced areas. There is a single garage situated on the far side of the garden, with the off street parking immediately in front of the garage. Alternatively there is ample on street parking both to the front and the side of the property. Shrivensham 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

#### 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.





- Situated on a sizable corner plot
- 3 bedrooms
- Totaling 7 rooms to the ground floor including utility and WC
- Good size secure garden
- Detached single garage
- Parking immediately in front of garage
- Well maintained including refurbished kitchen and bathroom
- Vibrant and well equipped village
- Primary School, shops, pubs and other amenities in the village
- Convenient commuter location