





A substantial 5 bedroom detached house, circa 2,500 sq ft on a 1/4 acre plot. Luxurious heated indoor swimming pool with sliding roof for open summer use and all annual running costs fully covered by solar panels. Good size mainly lawn gardens. Annex potential. Secure gated off-street parking and large garage. No onward chain, available immediately. Exceptional energy rating - A. Genuinely the most efficient and cost effective house this agency has encountered!

The house sits in a quiet location at the end of Eagle Lane, within a plot of approximately quarter of an acre. The roof has solar panels that benefit from the maximum Feed In Tariff payments, currently amounting to over £2,000 annually and increasing each year. The current owners have found that this fully covers all of their annual energy costs, including swimming pool heating, plus all pool maintenance.

There is a good size secure gated and paved parking area to the front of the house and a large garage with electric door. The gardens are predominantly to the rear of the house and are laid mainly to lawn and not overlooked.

The front door leads into the front hall, to the left there is a generous double aspect sitting room with patio doors leading to the garden, to the right is the double aspect open plan dining room and modern fully equipped kitchen.

Through the kitchen is a hall leading to the utility room and integral garage, plus a large extension with separate entrance that could be used as an annex. This consists of two rooms that would suit a variety of uses (such as bedroom, sitting room, office, gym) plus a fully heated indoor swimming pool and a shower room with WC. The swimming pool room can be fully opened to give an outdoor pool when required. There is a separate room which houses the heating and filtration for the pool.

There is an additional cloakroom WC adjacent to the front hall. The first floor has a single bedroom and 3 double bedrooms with built in wardrobes and an en-suite shower room to the master bedroom, plus a family bathroom with shower and whirlpool bath. There is also a balcony accessed off the first floor landing. The village of Watchfield has a supermarket, family pub/pizzeria, hairdressers, opticians, school, play areas 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. Faringdon is approximately 4.5 miles with a Waitrose, Tesco, Aldi and other shops commensurate with a local market town. Faringdon hosts a weekly market and monthly farmers market..

Watchfield Primary Ofsted rating Good

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

Secondary – Faringdon Community College –

Ofsted rating Outstanding

Pinewood Preparatory School is approximately 10 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



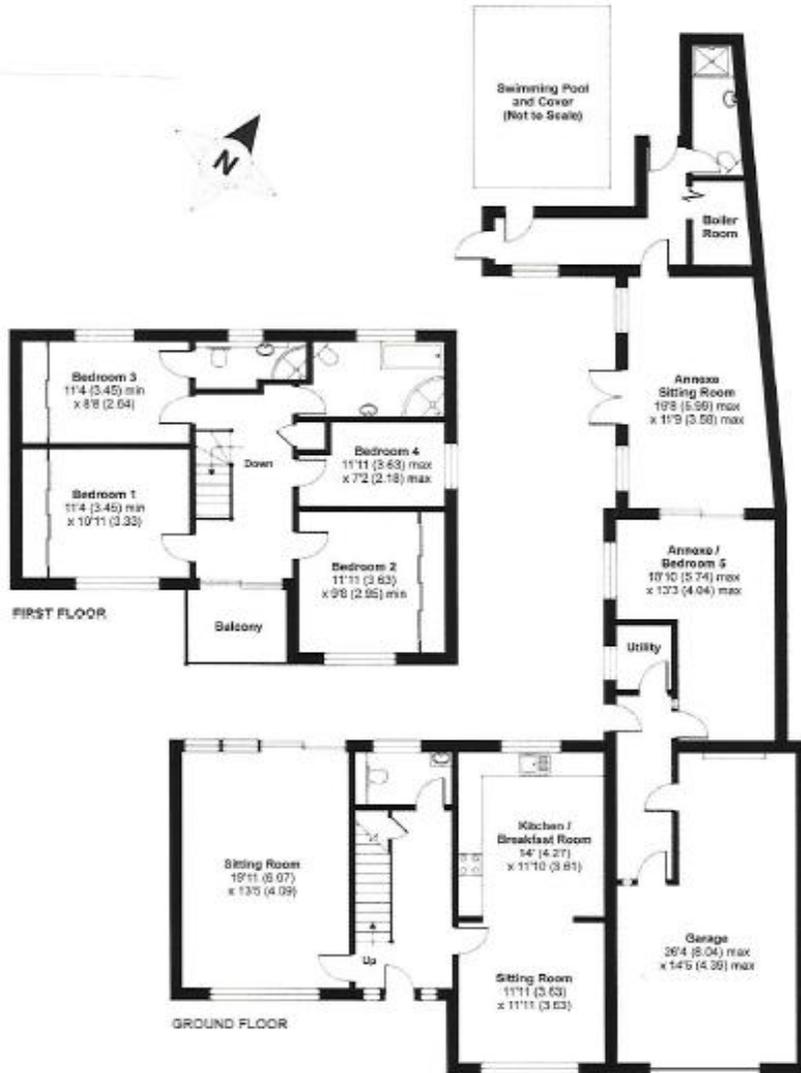
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Eagle Lane, Watchfield, Swindon, SN6

APPROX. GROSS INTERNAL FLOOR AREA 2590 SQ FT 240.6 SQ METRES
(INCLUDES GARAGE AND ANNEXE)



- 5 bedroom detached house
- 365 days a year pool
- Solar contract covers all pool running costs
- Annex potential
- Exceptional energy rating on house (A)
- Secure gated off-street parking
- 2,590 sq ft of space
- Circa 1/4 acre site
- Popular Village
- Convenient location for schools and commuting