



West End Road  
Shrivenham, Oxfordshire SN6 8DA

Perry Bishop  
and Chambers

the agent who keeps you informed



# West End Road

## Shrivenham, Oxfordshire SN6 8DA

Guide price £475,000

### The Property

A beautiful and exceptionally well presented modern family home. Situated in a prime location for access to the village High Street and its amenities, this detached family home comprises a spacious entrance hall with cloakroom and a dual aspect sitting room with wood burning fire. A stunning kitchen/dining/family room is triple aspect including French doors opening to the garden, providing a wonderful entertaining space. There is an extensive range of floor and wall mounted fitted units with integrated appliances and a door leading to a separate utility room.

To the first floor, the master bedroom enjoys an en suite shower room and good-sized walk-in dressing room (formerly the fourth bedroom, which could be reinstated if required). There are two further double bedrooms with fitted wardrobes, one of which is utilised as a study with fitted furniture. The accommodation is completed by a modern family bathroom.

Outside, a single garage offers eaves storage and parking to the front and, to the side of the property, there is a fully enclosed garden which has been attractively designed for low maintenance with gated access to two sides.

### Amenities

Shrivenham is one of the larger villages within the Vale of the White Horse and without question one of the most desirable in the area. The village is located circa five miles to the north east of Swindon and circa five miles to the south west of the market town of Faringdon. The village is ideally located for access to the M4 (8 minutes away) and the A420 leading to Oxford and beyond. The village itself has an extremely active community and a bypass

built in 1984 ensures that Shrivenham's rural atmosphere is preserved. There is a lovely tree lined high street with shops, restaurants, public houses, a doctors' surgery, chemist, village primary school and impressive Church, which has parts dating back to the 11th Century.

### Directions

From Faringdon, take the A420 towards Swindon. After approximately five miles, at the roundabout, take the second exit and follow the road round through to Shrivenham. At the roundabout, turn right on to the High Street and continue over the mini roundabout until you reach the fork before the bus stop. Bear left at the fork on to the B4000 and then take the next right on to West End Road, where the property is located a little further in on the left hand side.

### Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

### Local Authority

Vale of White Horse District Council

### Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

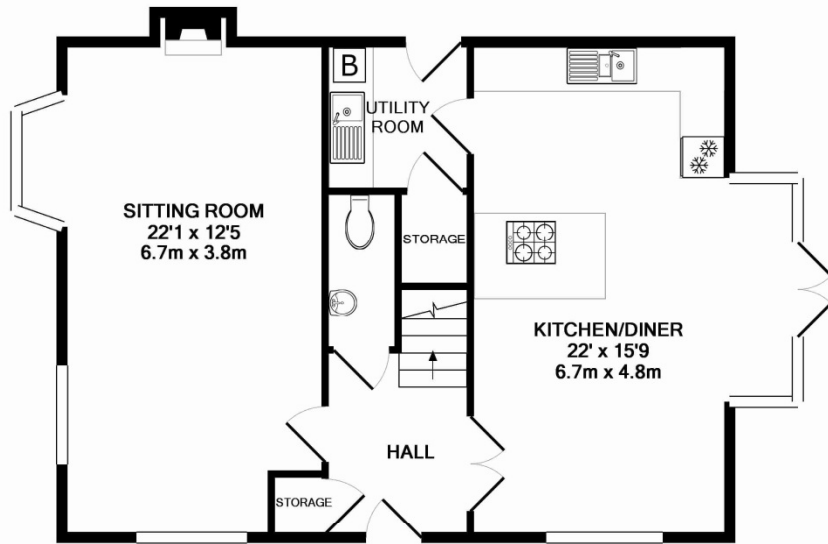
### EPC rating: B

**Ref:** FAR/4270/LB/KF/20160627

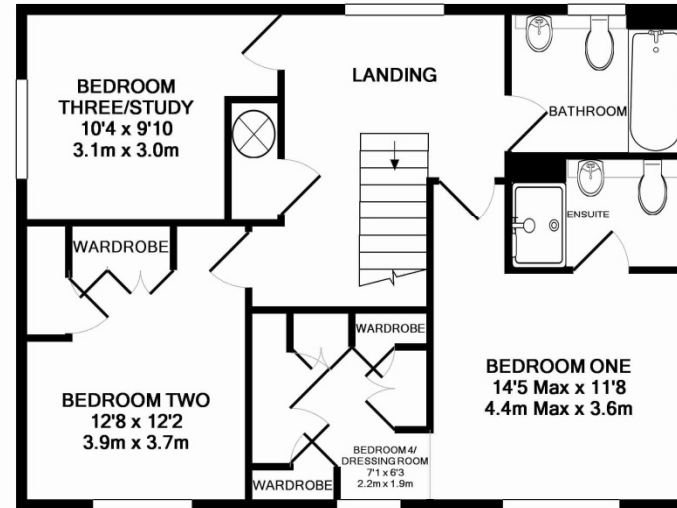




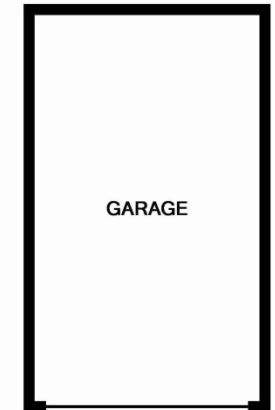




GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 1376 SQ.FT. (127.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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