



Cozens Grove, Shrivenham
Oxfordshire, Offers in Excess £575,000

Waymark

Cozens Grove, Shrivenham SN6 8FS

Oxfordshire

Freehold

Substantial Detached Family Home | Five Double Bedrooms | Four Reception Rooms | Including An Impressive Open Plan Kitchen/Diner with Bi-fold Doors | Large Sitting Room With Bi-Fold Doors Out To Garden | Three Modern Bathrooms | Utility/Downstairs WC | Private Driveway & Garage | View To The Front Over Open Countryside | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful and substantial detached five double bedroom family home. The property is situated on the edge of the beautiful village of Shrivenham and is only a short walk to the local High Street, amenities, local schooling as well as countryside walks. The property also benefits from four reception rooms, three modern bathrooms, easy to maintain landscaped garden, off-street parking, double garage and view over open countryside to the front.

This impressive property totals circa 2190 sq ft and comprises; Entrance hall with built in cupboard, utility area/downstairs wc, spacious and stunning open plan kitchen/diner complete with breakfast bar and bi-fold doors out to the garden, large sitting room with bi-fold doors out to the garden, family/play room with bay window, office with bay window, landing with built-in storage, modern family bathroom with both walk-in shower and bath, five light and airy double bedrooms, Master bedroom benefits from both built-in wardrobes and en-suite shower room. The second bedroom also boasts an en-suite shower room too.

To the front of the property there is a private double width driveway which leads up to the garage as well as a small front garden. The rear garden has been landscaped for easy maintenance and is mainly laid to artificial grass, paved patio and decking area. There is also a purpose built bar on the decking which is perfect for entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and modern upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

Shrivenham is a large thriving village, set within the Vale of White Horse and located just off the A420 with Swindon 5 miles to the West and the market town of Faringdon 4 miles to the East. The M4 Junction 15 is approximately 8 miles to the Southwest and mainline rail links into London and the West are available from Swindon, Oxford and Didcot railway stations. The village itself has an extremely active community and the tree lined High Street provides a range of shops, Post Office, Doctors Surgery, restaurants, public houses and a primary school. The S6 bus runs a regular service between Swindon and Oxford picking up from High Street.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



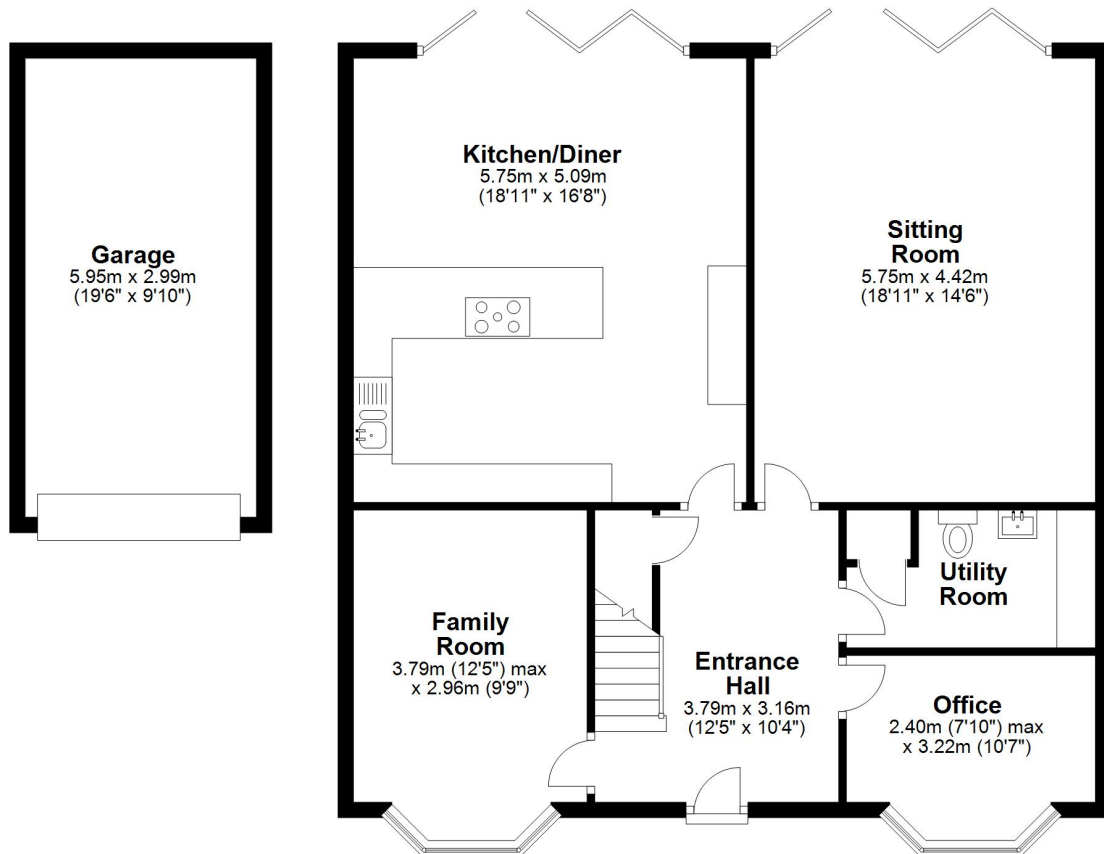
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

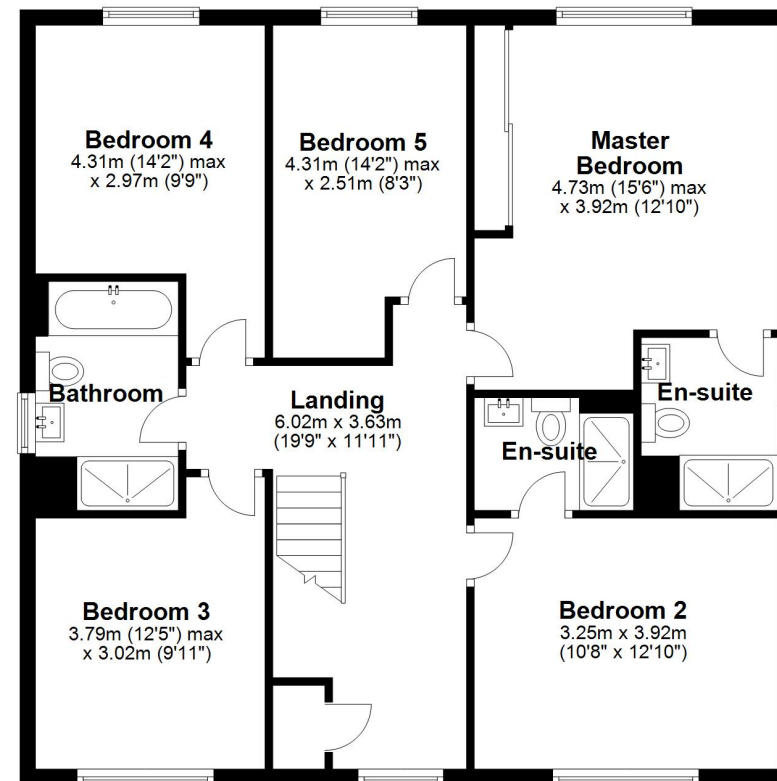
Ground Floor

Approx. 110.7 sq. metres (1191.8 sq. feet)



First Floor

Approx. 92.8 sq. metres (998.7 sq. feet)



Total area: approx. 203.5 sq. metres (2190.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

