



Catherine Close, Shrivenham  
Oxfordshire, Offers in Excess of £625,000

Waymark

# Catherine Close, Shrivenham SN6 8ER

Oxfordshire

Freehold

**Substantial Detached Family Home | Four/Five Bedrooms | Four/Five Reception Rooms | Including Stunning Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors | Sitting Room With Wood Burner | Driveway Parking And Double Garage | Front & Rear Gardens | Popular & Sought After Village Location | Just Off The High-Street With Easy Access To Amenities**

## Description

A fantastic opportunity to purchase this substantial four/five bedroom detached family home which is located in the heart of Shrivenham just off the High Street and close by to amenities and local schooling. The property has been extended and improved by the current owners and now benefits from four/five double bedrooms, four/five reception rooms including large open plan living area, driveway parking, double garage and both front and rear gardens.

The property is circa 2350 sq ft (including double garage) and comprises; Entrance hall with built-in storage, downstairs w/c, utility room with access to garden, rear porch, stunning open plan kitchen/dining/family room with bi-fold doors out to the garden and sky lights, sitting room with wood burner, spacious dual aspect office with sky light and french doors out to decking area, study/gym with sky light, play room/bedroom five, landing, family bathroom and four spacious double bedrooms, two with built-in wardrobes and master with shower area.

Externally there is driveway parking leading up to the double garage providing plenty of off-street parking as well as a front garden complete with picket fencing and a decking area. The rear garden is enclosed and has a beautiful stone wall around the perimeter. The garden is mainly laid to lawn along with two paved patio areas which are perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is a modern gas boiler 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



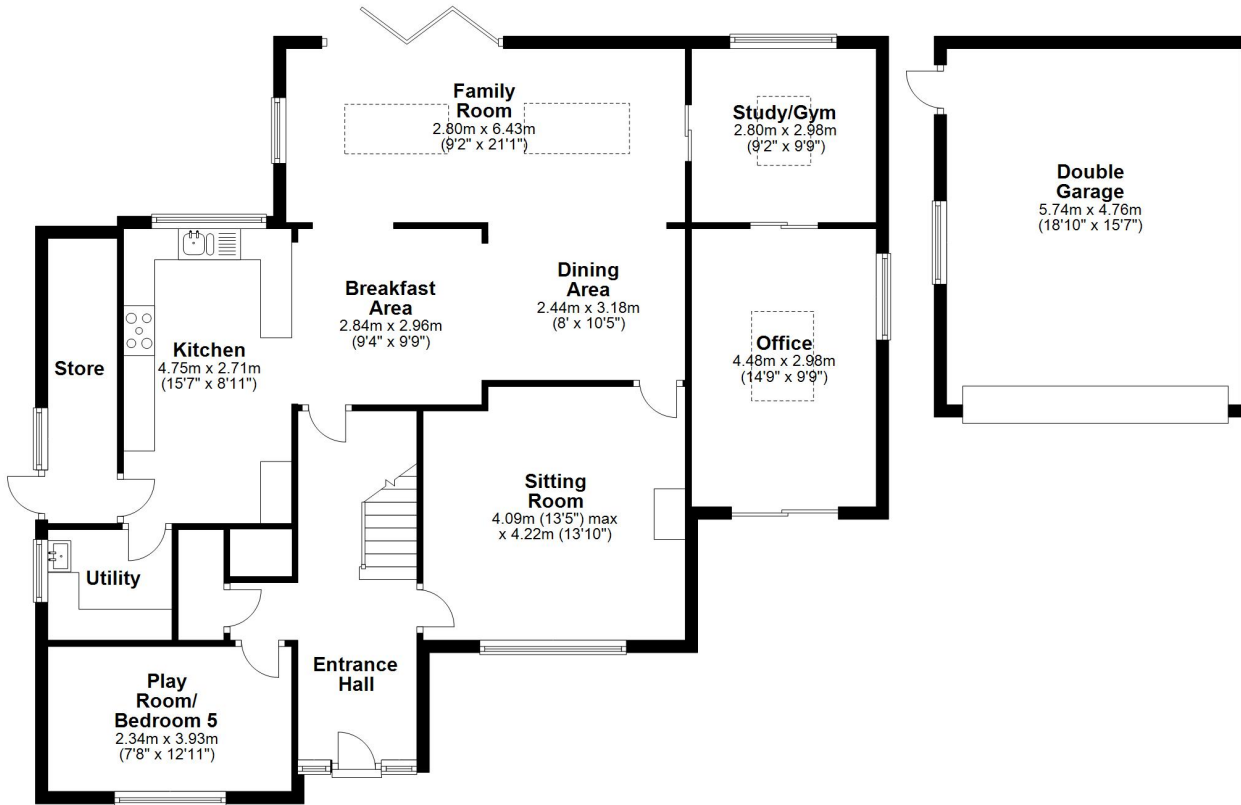
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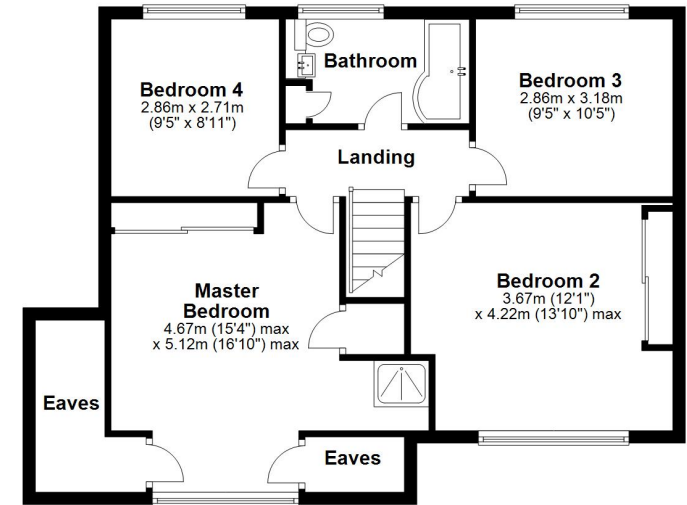
### Ground Floor

Approx. 150.1 sq. metres (1615.2 sq. feet)



### First Floor

Approx. 68.1 sq. metres (732.7 sq. feet)



Total area: approx. 218.1 sq. metres (2347.9 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.

