



Ballingers, Shrivenham, Oxfordshire  
Oxfordshire, Guide Price £625,000

Waymark

# Ballingers, Shrivenham SN6 8FP

Oxfordshire

Freehold

**Detached Family Home | Four Double Bedrooms | Three Spacious Reception Rooms | Including Open Plan Kitchen/Diner | Two Modern Bathrooms | Utility/Downstairs WC | Stunning View To The Front Over Open Countryside | Driveway Parking And Garage | Private And Quiet Rear Garden | Popular And Sought After Village Location**

## Description

A fantastic opportunity to purchase this substantial detached four double bedroom family home which is situated on the edge of the sought after village of Shrivenham along with stunning views to The Ridgeway over open countryside. The property is only a short walk to the High Street, amenities and local schooling as well as benefiting from four large double bedrooms, three reception rooms, two modern bathrooms, driveway parking, single garage and private rear garden.

This impressive property's accommodation comprises; Entrance hall with built-in storage cupboard, utility/downstairs wc, family room/office, sitting room with french doors out to the garden, modern open plan kitchen/diner complete with built-in appliances and french doors out to the garden, landing, modern family bathroom, four spacious and light double bedrooms, master bedroom complete with large fitted wardrobes and modern en-suite shower room.

Outside there is a driveway leading to the garage (complete with power and lighting) which provides plenty of off-street parking. The rear garden is private and quiet and is mainly laid to lawn along with a spacious paved patio area which is perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. The property was built in 2019 and still has circa 4 years left remaining on the NHBC warranty. 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, Doctor's 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

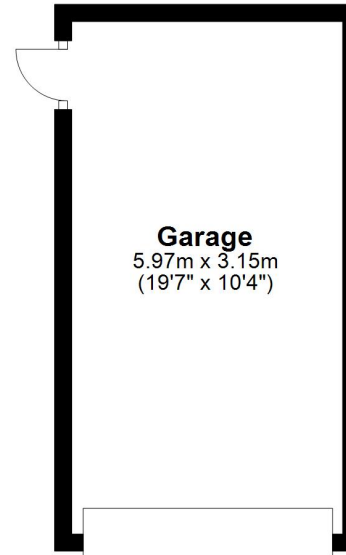
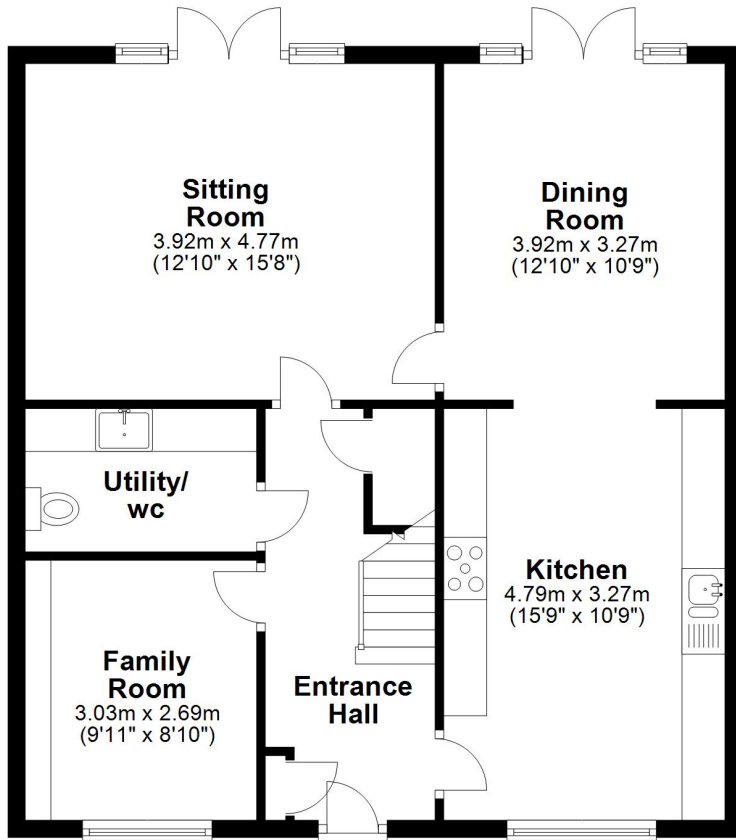


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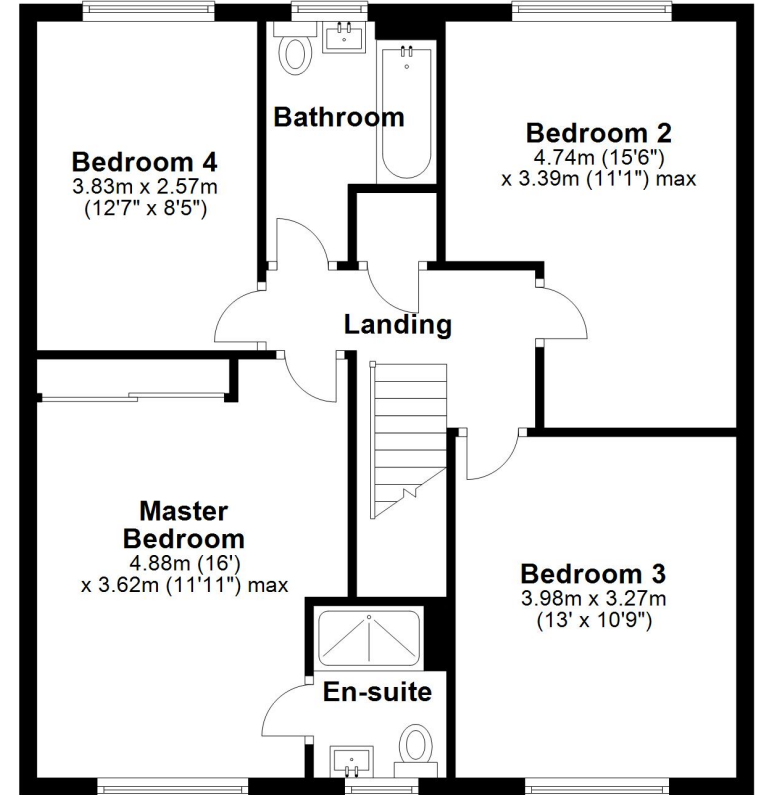
## Ground Floor

Approx. 90.5 sq. metres (974.4 sq. feet)



## First Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



**Total area: approx. 162.2 sq. metres (1746.4 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.

