



Alexander Way, Shrivenham
Oxfordshire, Offers in Excess of £375,000

Waymark

Alexander Way, Shrivenham SN6 8FD

Oxfordshire

Freehold

Detached Family Home | Three Bedrooms | Two Spacious And Light Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Two Modern Bathrooms And Downstairs W/C | Driveway Parking For 2 Vehicles | South Facing Garden | Beautiful Landscaped Garden | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful, modern three bedroom detached family home, located in the sought after and popular village of Shrivenham. The property is only a short walk to the village High Street, amenities and well regarded local schooling. The property is immaculate throughout and also benefits from light and airy bedrooms, two spacious reception rooms, two modern bathrooms, driveway parking and South facing landscaped garden.

The properties accommodation comprises; Entrance hall, downstairs w/c, storage cupboard under stairs, beautiful dual aspect open plan kitchen/diner with French doors out to the garden, spacious dual aspect sitting room, landing, modern family bathroom and three light and airy bedrooms, master with both fitted wardrobes and modern en-suite shower room.

Outside there is a driveway which is located to the side of the property which provides two off-street parking spaces. The rear garden is south facing and has been beautifully landscaped. The rear garden is mainly laid to artificial grass for easy maintenance along with a paved patio area and two storage sheds. The garden also boasts specimen trees and shrubs.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing throughout. The property was built in 2017 by well regarded builders Linden Homes, and still benefits from circa three years left of its 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, 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: D



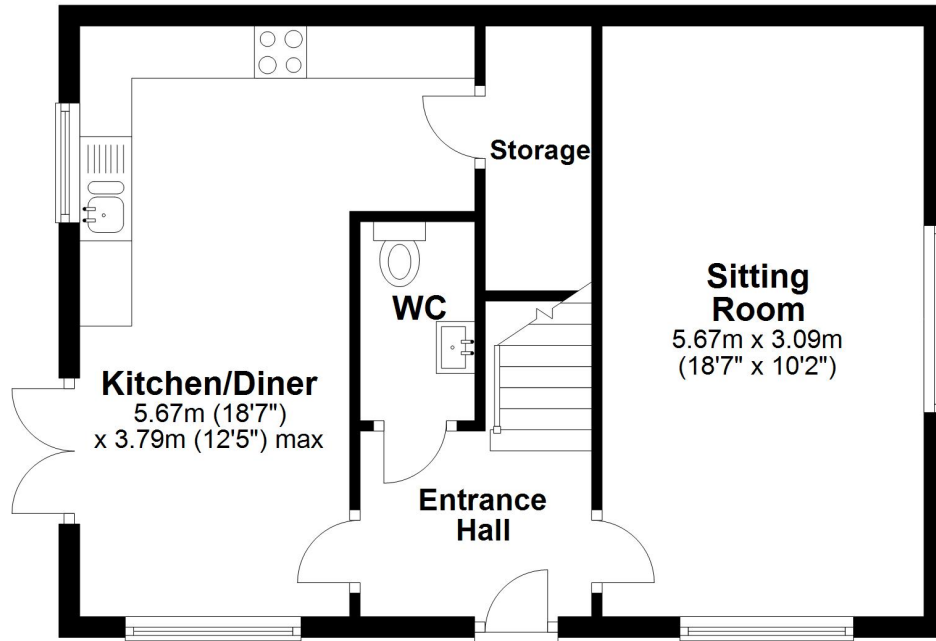
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

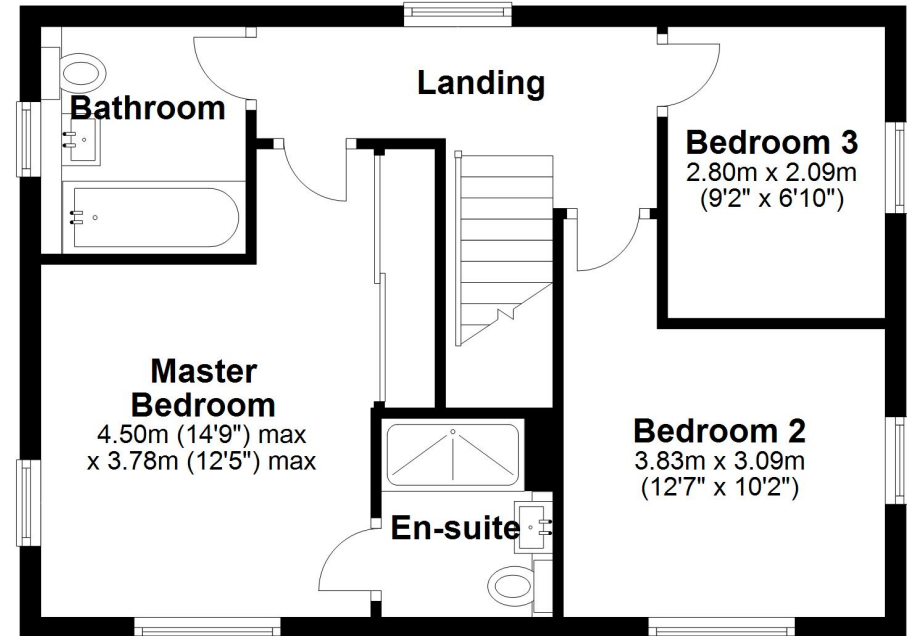
Ground Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 91.9 sq. metres (989.1 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.

