



Cozens Grove, Shrivenham  
Oxfordshire, Guide Price £460,000

Waymark

# Cozens Grove, Shrivenham SN6 8FS

Oxfordshire

Freehold

**Spacious Semi-Detached Family Home | Four Good Size Double Bedrooms | Master Bedroom Complete With En-Suite And Fitted Wardrobes | Two Large Reception Rooms | Including Open Plan Kitchen/Diner With Access To Garden | Two Bathrooms | Utility & Downstairs W/C | Driveway Parking And Garage | Landscaped Rear Garden | Popular And Sought After Village Location**

## Description

A fantastic opportunity to purchase this spacious four double bedroom semi-detached family home, which is situated in a popular development in the sought after village of Shrivenham. The property also benefits from two good sized reception rooms, two modern bathrooms, off-street parking, integral garage and landscaped rear garden.

This beautiful family home is circa 1525 sq ft and the accommodation comprises; Entrance hall with built-in storage, downstairs w/c, utility with access to rear garden, spacious and modern open plan kitchen/diner complete with French doors out to the rear garden, sitting room, landing with built-in storage, modern family bathroom and four light and airy double bedrooms. Master bedroom with both modern en-suite shower room and large built-in wardrobes.

Outside there is a double width driveway leading to the integral garage which provides plenty of off-street parking and storage. The rear garden has been landscaped and is mainly laid to lawn along with a large paved patio area and play area.

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. 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: E



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**Faringdon Office**

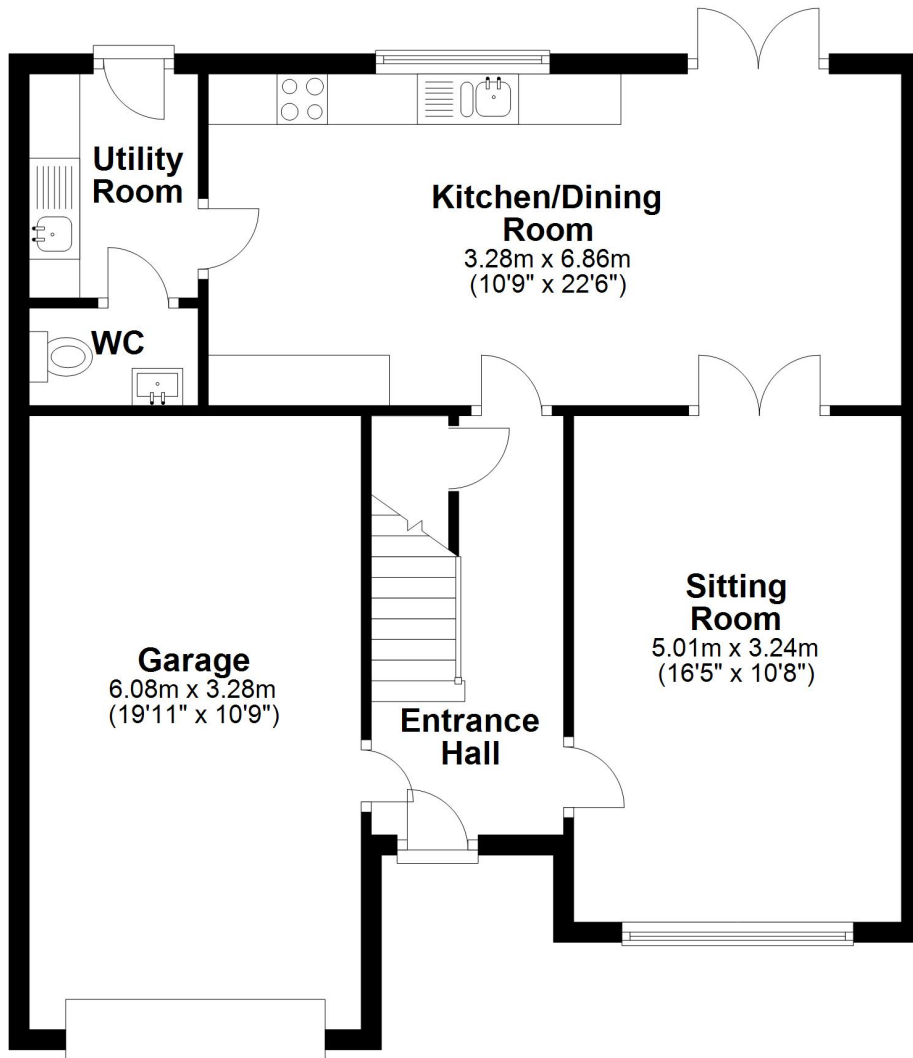
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

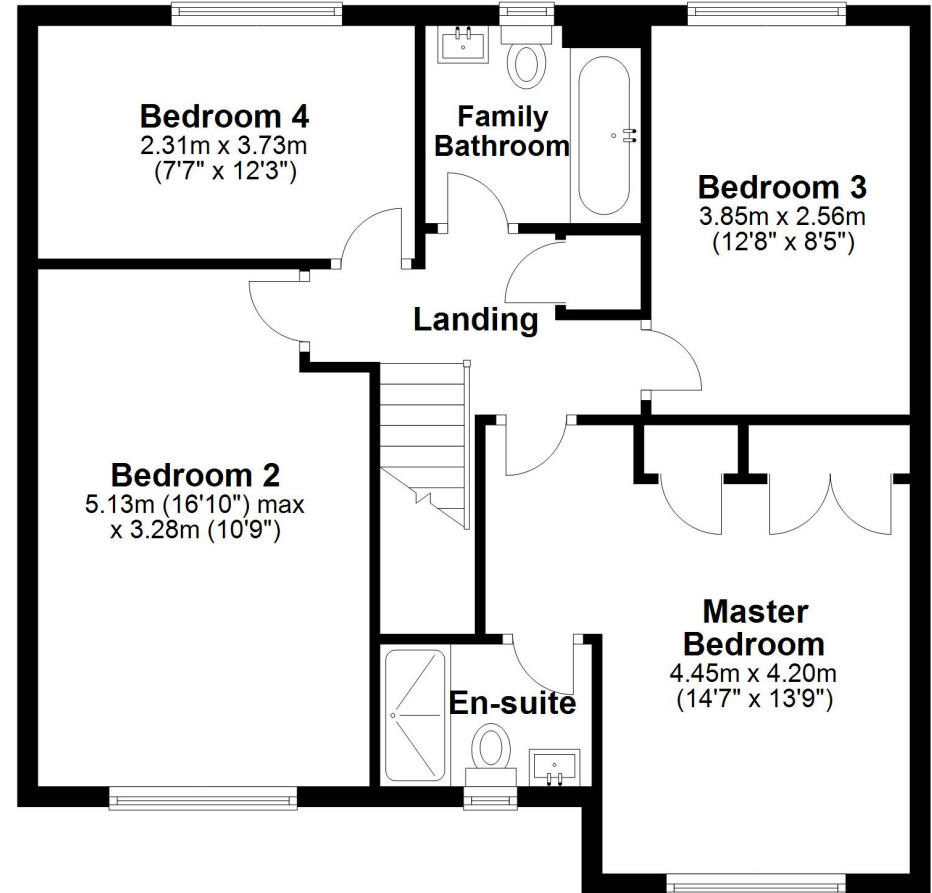
## Ground Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



## First Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 141.8 sq. metres (1526.0 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.

