

# Swan Hill, SN6 8HW

Oxfordshire

Freehold

**Brand New Home | Three Bedrooms | Master Bedroom Complete With En-Suite | Two Reception Rooms | Two Bathrooms & Downstairs W/C | Allocated Car Parking with EV Charging Point | Exclusive Development of 10 Homes | Sought After & Popular Village Location**

## Description

A fantastic opportunity to purchase this brand-new three-bedroom detached home, complete with private parking and a rear garden enjoying far-reaching views. Set within Swan Hill — an exclusive new development of just ten homes in Shrivenham, Oxfordshire — this property offers modern living in a highly sought-after village location.

The accommodation comprises an open-plan kitchen/dining room with French doors opening onto the rear garden, alongside a cosy separate sitting room. Completing the ground floor is a W/C and storage cupboard for added convenience. Upstairs, the landing leads to three bright bedrooms, including a master bedroom with a modern en-suite, along with a useful storage cupboard and a stylish modern family bathroom.

Externally, the property benefits from a private rear garden with attractive countryside views, allocated parking for two cars with an EV charging point, and a charming courtyard-style setting within this small, exclusive estate.

The property is freehold and is connected to mains gas, electricity, and water. Drainage is private and provided by a sewage treatment plant. 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 making it an attractive location for families and commuters alike.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: E



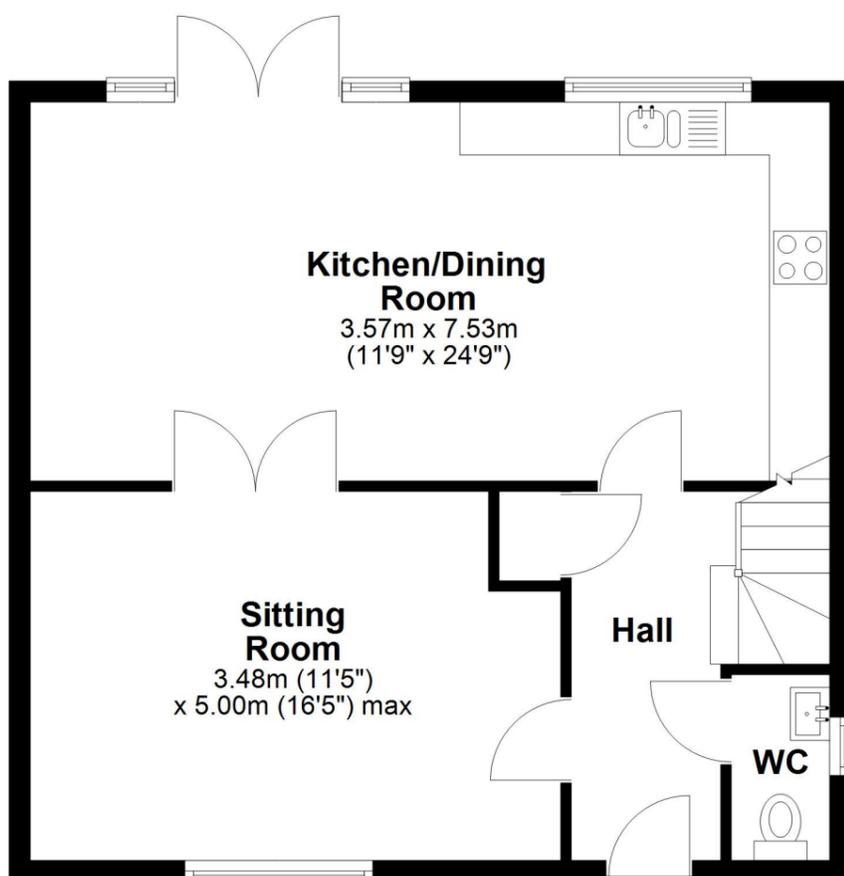
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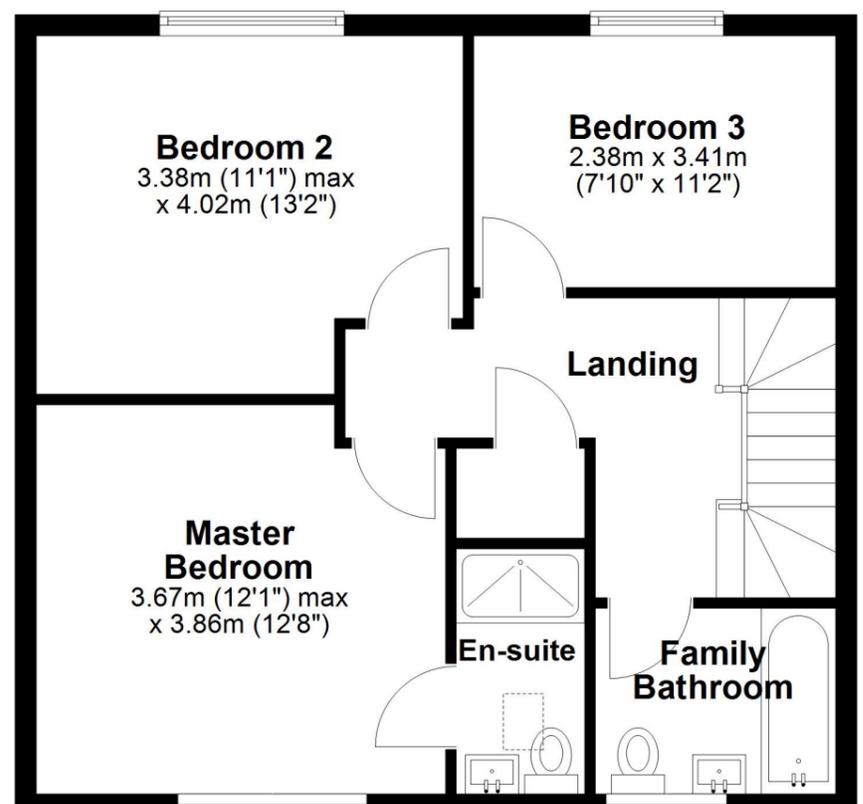
## Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



**Total area: approx. 107.8 sq. metres (1160.5 sq. feet)**

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.