



Raven Way, Shrivenham
Oxfordshire, Guide Price £425,000

Waymark

Raven Way, Shrivenham SN6 8FU

Oxfordshire

Freehold

Detached Family Home | Three Spacious And Light Bedrooms | Two Spacious Reception Rooms | Including Open Plan Kitchen Diner With Bi-Fold Doors | Dual Aspect Sitting Room With Bay Window | Master Bedroom With En-Suite Shower Room And Fitted Wardrobes | Two Modern Bathrooms And Downstairs W/C | Driveway And Garage | Landscaped Rear Garden | Popular And Sought After Village Location | Immaculate Condition Throughout

Description

A fantastic opportunity to purchase this spacious, modern three bedroom detached property which is located in a popular location within Shrivenham and has an attractive view to the side of the side of the property over a green space and park. The property is only a short walk to the High Street, amenities and local schooling as well as having great commuter access onto the A420. The property also benefits from three spacious and light bedrooms, two large reception rooms, two modern bathrooms, driveway parking, garage and landscaped rear garden.

The property is in immaculate condition throughout and the accommodation comprises; Entrance hall with built-in storage under the stairs, downstairs w/c, dual aspect sitting room with bay window, spacious open plan kitchen/diner complete with built-in appliances and bi-fold doors out to the garden, landing with storage cupboard, modern fully tiled family bathroom, three spacious and light bedrooms, master bedroom with both built-in wardrobes and modern en-suite shower room.

Outside, there is a private driveway which leads up to the single garage. The rear garden is a good size and has been landscaped. The garden is mainly laid to lawn along with a large paved patio area and decking area which are perfect for outside dining and entertaining.

The property is freehold and connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing. The property is very energy efficient with an EPC rating of B. There is also circa 5 years left of NHBC Warranty, this property really 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



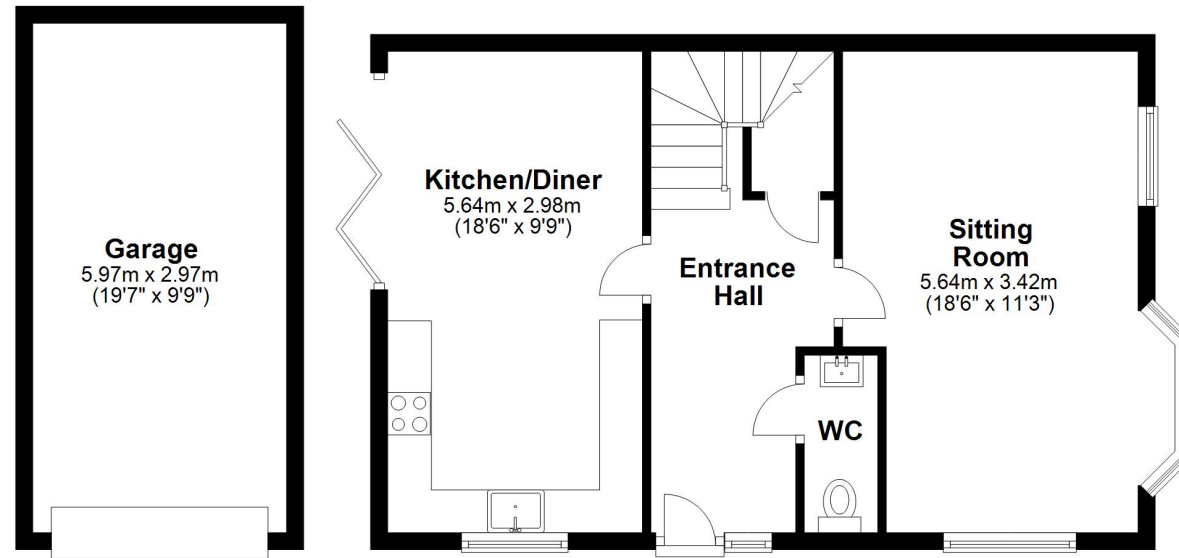
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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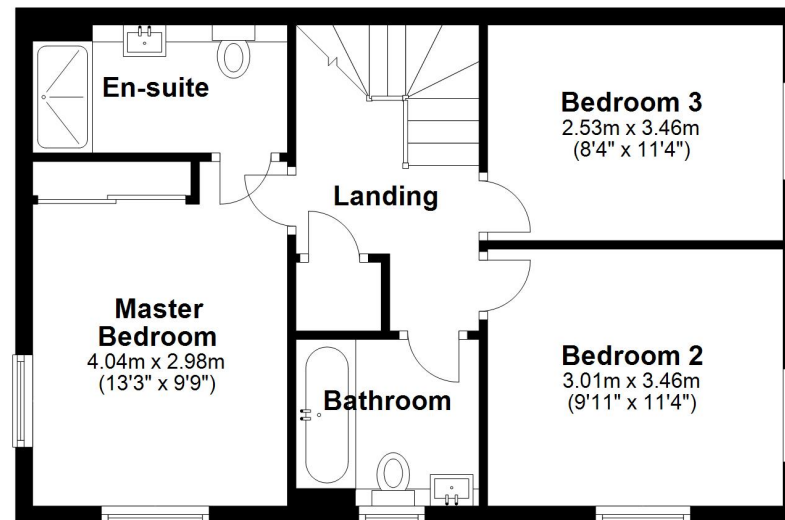
Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



Total area: approx. 116.9 sq. metres (1258.0 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.

