



Constantine Close, Shrivenham
Oxfordshire, Guide Price £425,000

Waymark

Constantine Close, Shrivenham SN6 8FG

Oxfordshire

Freehold

No Onward Chain | Detached Chalet Style Home | Two/Three Double Bedrooms | Two Modern Bathrooms And Downstairs W/C | Two/Three Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Driveway Parking & Garage | South Facing Garden | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this beautiful, modern chalet style detached home, which offers flexible accommodation in the sought after 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 two/three double bedrooms, two/three reception rooms, two modern bathrooms, driveway parking, garage and South facing garden.

The property is offered to the market chain free and the accommodation comprises; Entrance hall with built-in storage, downstairs w/c, spacious open plan kitchen/diner with French doors out to the garden, sitting room, office/bedroom three, landing, modern family bathroom and two spacious double bedrooms, both with large fitted wardrobes and master with en-suite shower room.

Outside there is driveway parking for two cars leading up to the detached garage. The rear garden is South facing and spacious. The garden is mainly laid to lawn along with well stocked flower borders and a paved patio 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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	



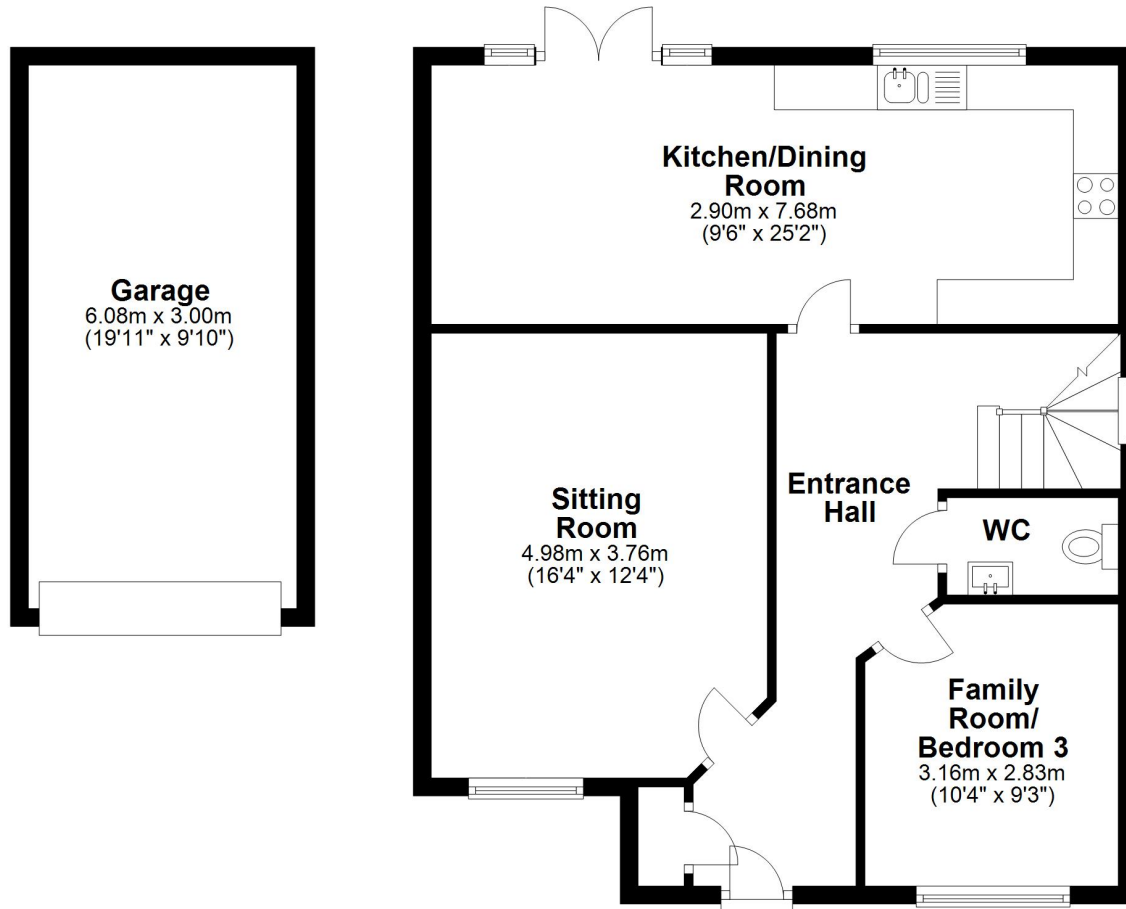
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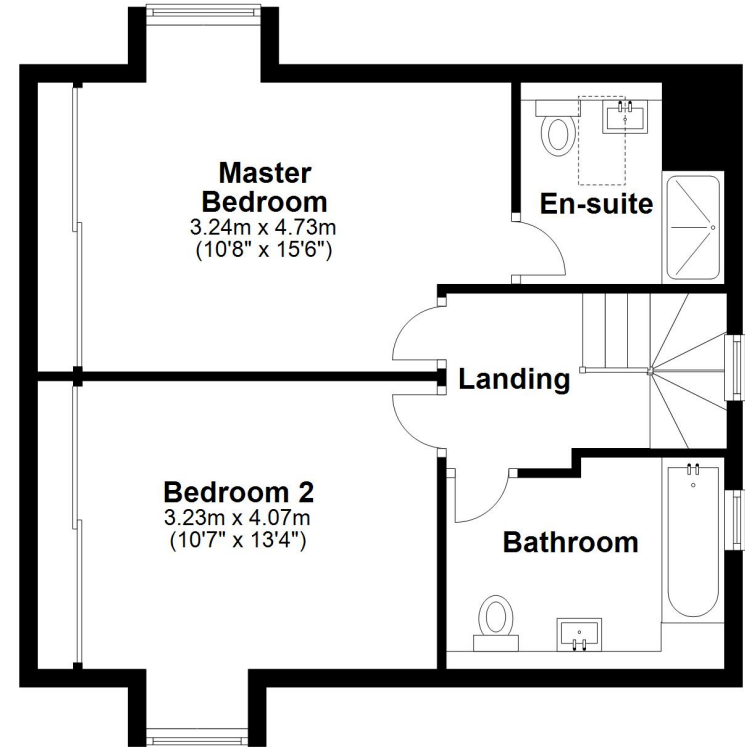
Ground Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 137.9 sq. metres (1484.7 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.

