



Roman Way, Shrivenham  
Oxfordshire, Guide Price £359,950

Waymark



# Roman Way, Shrivenham SN6 8FA

Oxfordshire

Freehold

**Detached Family Home | Three Light And Airy Double Bedrooms | Master With En-Suite & Fitted Wardrobes | Two Spacious Reception Rooms | Two Modern Bathrooms And Downstairs W/C | Private Driveway Parking And Garage | Sunny South-West Facing Garden | Popular And 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 which provides at least two off-street parking spaces leading to the detached single garage and South/West 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.

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 circa 2017 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.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(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	

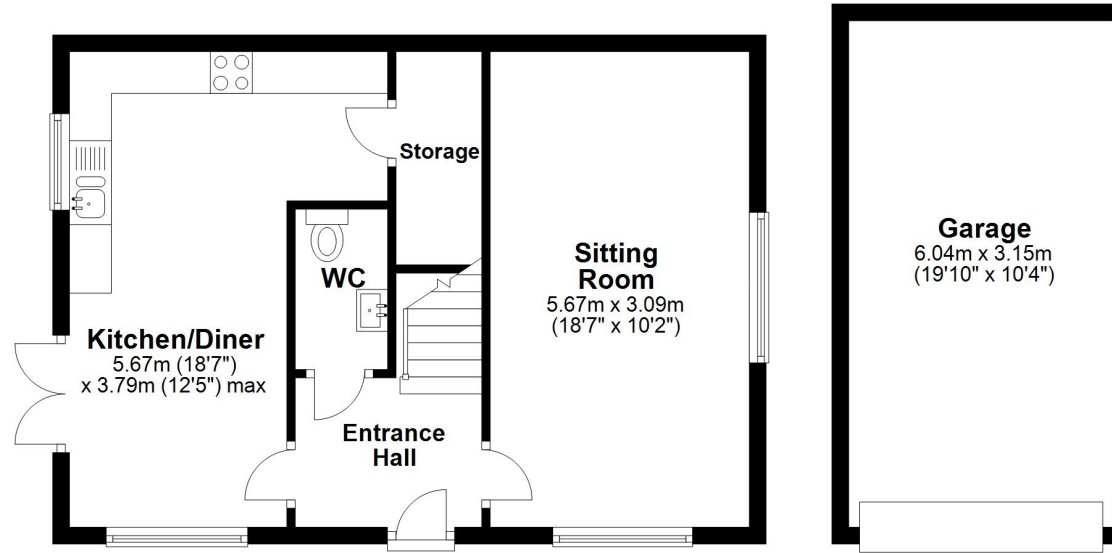


**Waymark**  
**Faringdon Office**

T: 01367 820070  
E: [farindon@waymarkproperty.co.uk](mailto:farindon@waymarkproperty.co.uk)

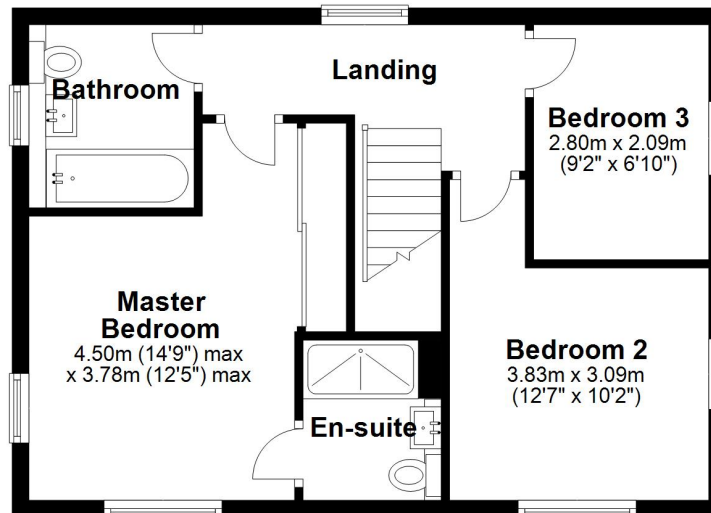
## Ground Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



## First Floor

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



Total area: approx. 110.9 sq. metres (1193.6 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.



