



High Street, Shrivenham  
Oxfordshire, Guide Price £695,000

Waymark

# High Street, Shrivenham SN6 8AN

Oxfordshire

Freehold

**Substantial Detached Character Property | Four Light And Airy Bedrooms | Three/Four Reception Rooms | Large Kitchen | Two Bathrooms & Two Downstairs W/C | South Facing Low Maintenance Garden | Gated Driveway | Popular And Sought After Village Location | Close To Amenities | No Onward Chain**

## Description

A fantastic opportunity to purchase this former public house "The Crown" which is located on the picturesque High Street in the popular and sought after village in Shrivenham in Oxfordshire. This large detached property is bursting with character throughout and also has planning to further extend the first floor if desired. The property benefits from great living and bedroom space, as well as a large kitchen and bar which could be made into a fun feature!

The property offers circa 2770 sq ft of accommodation which comprises; Entrance hall, dining area with feature double-sided fireplace, reception room with bar, large dual aspect sitting room complete with French doors out to the garden, spacious kitchen with access to garden, two separate downstairs w/c's, large landing/office area with feature fireplace, family bathroom and four spacious and light bedrooms. Master bedroom with both fitted wardrobes and modern en-suite shower room.

Outside there is a gated driveway which provides off-street parking for two cars. The rear garden is private, easy to maintain and South facing. The garden is mainly laid to paved patio and is perfect for outside dining and entertaining. There is also a large covered veranda which could also be utilised as a double car port or garage.

The property is freehold and connected to mains gas, electricity, water and drainage. 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: F



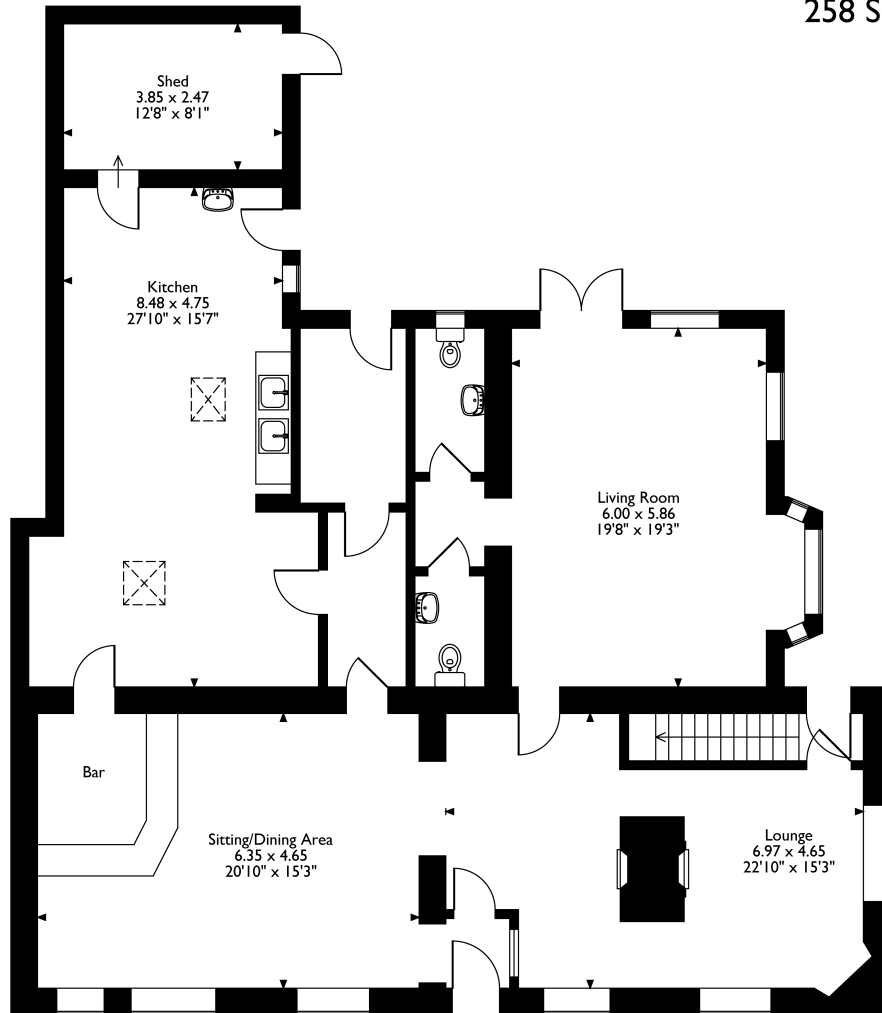
| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 75        |
| (55-68)                                     | D | 61      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



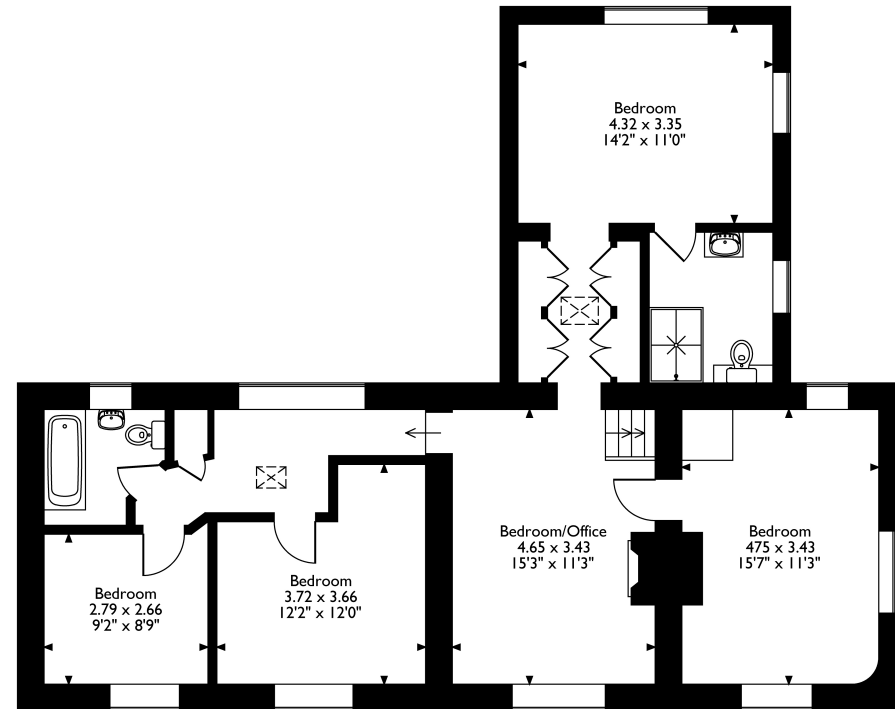
Waymark  
Faringdon Office

T: 01367 820070  
E: faringdon@waymarkproperty.co.uk

11, The Crown, High Street, Shrivenham, Swindon, Oxfordshire  
Approximate Gross Internal Area  
258 Sq M/2776 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

