



Berens Road, Shrivenham  
Oxfordshire, Offers Over £625,000

Waymark

# Berens Road, Shrivenham SN6 8EG

Oxfordshire

Freehold

**Detached Family Home | Five Spacious And Light Bedrooms | Three Reception Rooms | Two Bathrooms | Downstairs w/c & Utility/Boot Room | Off-Street Parking & Garage | Private Landscaped Garden | Popular And Sought After Village Location | Walking Distance From High Street, Shops And Primary School | Chain Free**

## Description

A fantastic opportunity to purchase this substantial five bedroom detached family home which is located in the heart of the popular and sought after village of Shrivenham and only a short walk to the local High Street, shops, cafes, public houses and primary school. The property also boasts three reception rooms, two bathrooms, off-street parking, garage and private and landscaped rear garden.

The property is offered to the market chain free and comprises; Large entrance lobby complete with hard wood flooring and built-in storage cupboards, downstairs w/c, utility/boot room with access to both garage and garden, kitchen/breakfast room with large built-in pantry cupboard, dining room with patio doors out to the garden, large dual aspect sitting room complete with wood burner and patio doors out to the garden terrace, landing, family bathroom and five light and spacious bedrooms, master with modern en-suite shower room and bedrooms one, two and three all with built-in wardrobes.

Externally there is a block-paved and graveled driveway leading up to the garage as well as a small front garden. The rear garden is private and mainly laid to lawn along with a recently laid large paved patio area. There is also a pergola with jacuzzi hot tub as well as a storage shed.

The property is freehold and connected to mains gas, electricity, water and drainage. There is mains gas central heating powered by a modern combi-boiler as well as upvc double glazing. The property has been recently

re-decorated throughout and 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 the White Horse District Council.

Tax Band: F



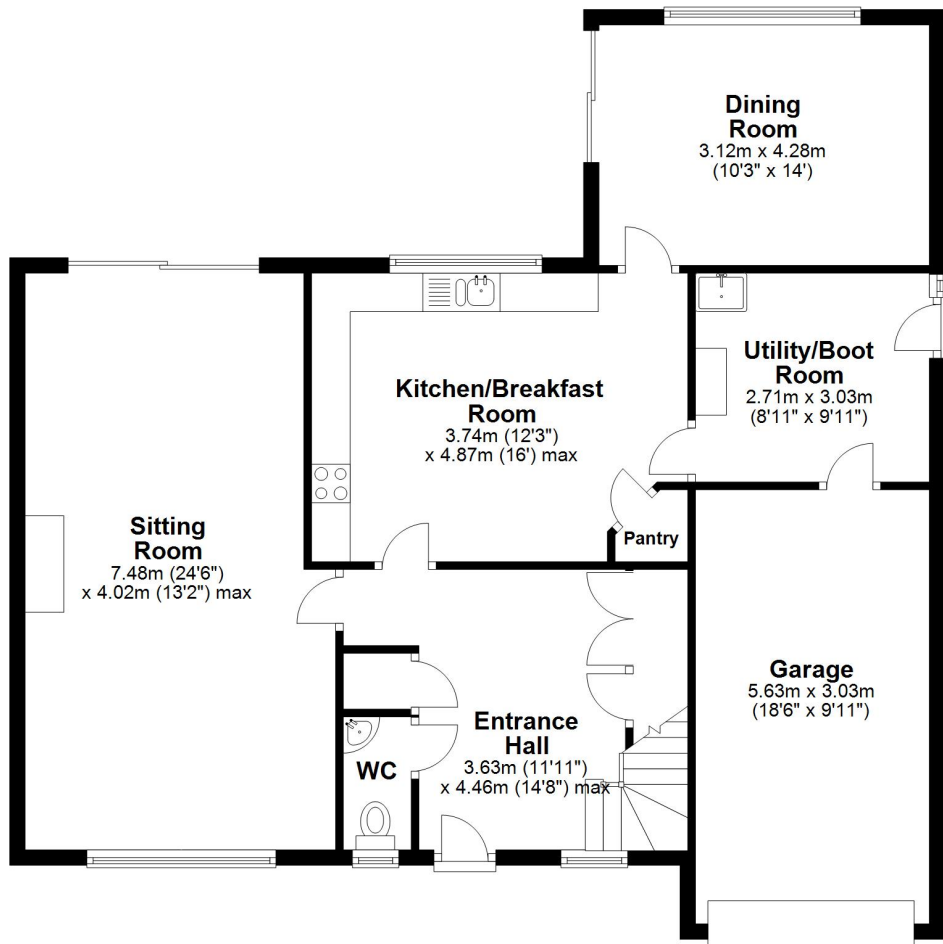
**Waymark**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	80
		EU Directive 2002/91/EC	

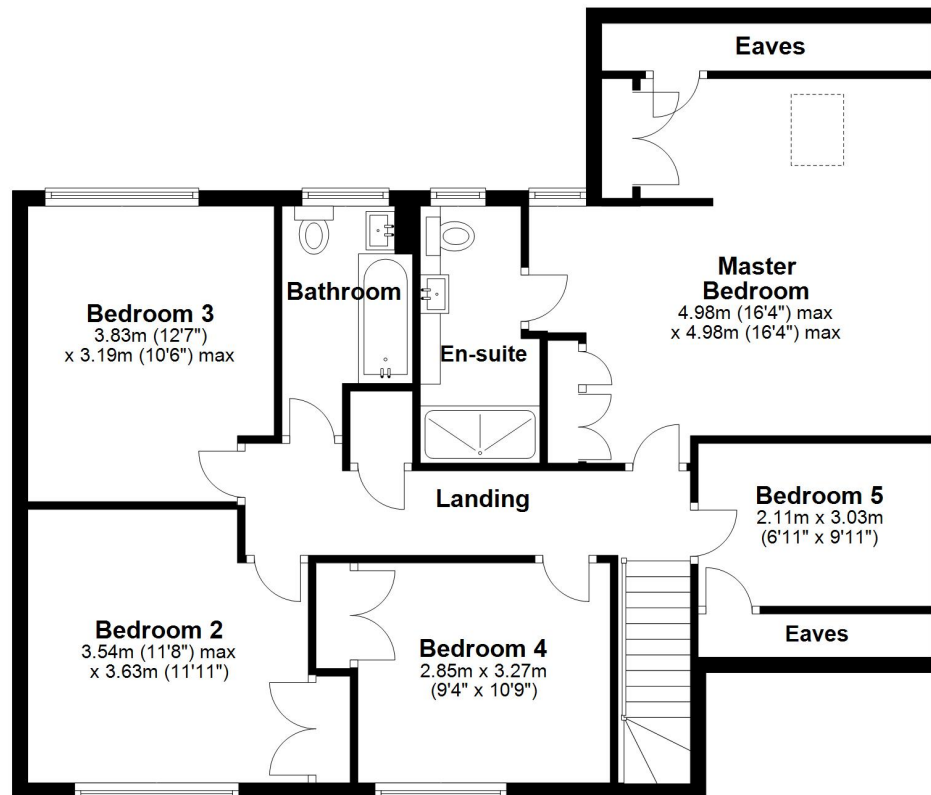
### Ground Floor

Approx. 104.2 sq. metres (1121.5 sq. feet)



### First Floor

Approx. 92.6 sq. metres (996.4 sq. feet)



Total area: approx. 196.8 sq. metres (2117.8 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.

