



Cozens Grove, Shrivenham  
Oxfordshire, Offers in Excess of £575,000

Waymark

# Cozens Grove, Shrivenham SN6 8FS

Oxfordshire

Freehold

**Substantial Detached Family Home | Five Double Bedrooms | Four Large Reception Rooms | Including An Open Plan Kitchen/Diner With Bi-Fold Doors Out To Garden | Large Sitting Room With Bi-Fold Doors Out To Garden | Three Modern Bathrooms Including Two En-Suite Shower Rooms | Utility & Downstairs W/C | Private Driveway & Garage | Popular & Sought After Village Location**

## Description

A fantastic opportunity to purchase this beautiful and substantial detached five double bedroom family home. The property is situated on the edge of the beautiful village of Shrivenham on a private close, and is only a short walk to the local High Street, amenities, local schooling as well as countryside walks. The property also benefits from four reception rooms including stunning open plan kitchen/diner, three modern bathrooms, easy to maintain landscaped garden, off-street parking and garage.

This impressive property is immaculate throughout, totals circa 2190 sq ft and comprises; Entrance hall with built in cupboard, utility area/downstairs wc, spacious and stunning open plan kitchen/diner complete with granite worktops, breakfast bar and bi-fold doors out to the garden, large sitting room with bi-fold doors out to the garden, family/play room with bay window, office with bay window, landing with built-in storage, modern family bathroom with both walk-in shower and bath, five light and airy double bedrooms, Master bedroom benefits from both built-in wardrobes and en-suite shower room. The second bedroom also boasts an en-suite shower room too.

The property is located on a small private close, and there is a single driveway which leads up to the garage providing off-street parking for circa 2/3 vehicles. The rear garden has been landscaped and is mainly laid to lawn along with a paved patio area and a raised stone wall to the rear providing flower beds. There is also pedestrian access to the garage and driveway from the garden

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	86	
(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	



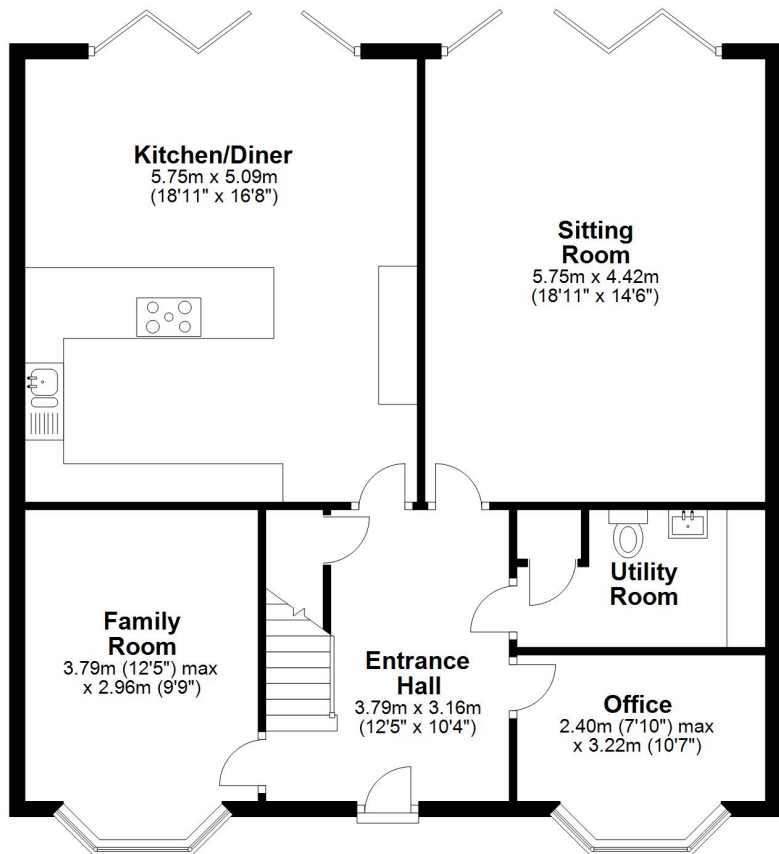
Waymark  
Faringdon Office

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



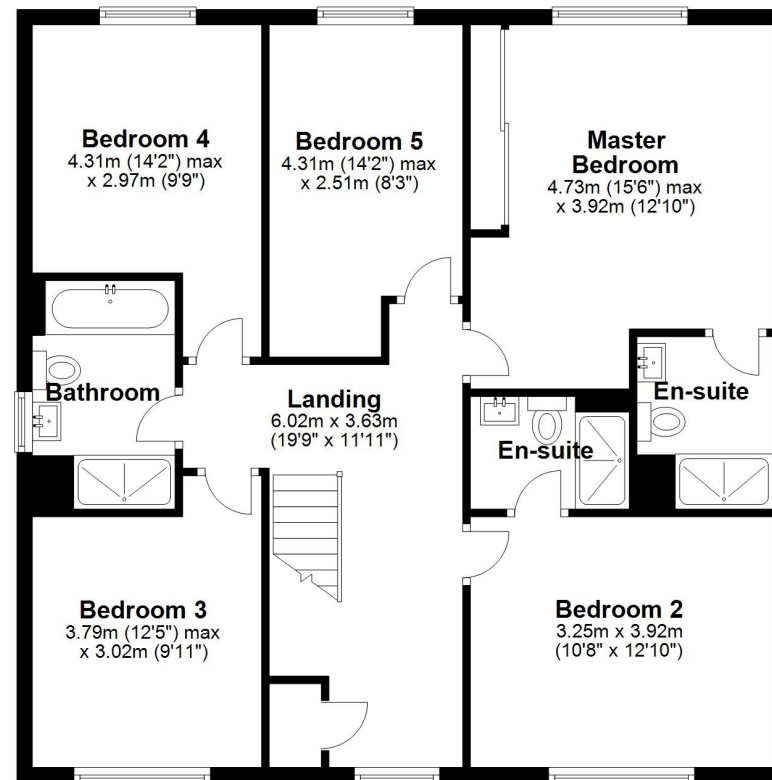
### Ground Floor

Approx. 110.7 sq. metres (1191.9 sq. feet)



### First Floor

Approx. 92.8 sq. metres (998.7 sq. feet)



Total area: approx. 203.5 sq. metres (2190.6 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.

