

Green Gables

6 Longcot Road, Shrivenham, SN6 8AL





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Green Gables is a charming 4-bedroom village property set in beautiful grounds of approximately 0.85 acres.

A Lovely Period 4 Bedroom House • Extensive Gardens and Grounds • Attractive Oxfordshire Village
Close to Village Amenities • Tennis Court • Many Period Features • Off Road Parking and Double Garage

Description

Green Gables is a wonderful period property, coming to market for the first time for 47 years - and thought to be only the third time in 100 years!

The property offers a great blend of extensive ground floor living space with four good-sized bedrooms on the first floor, a magnificent garden of wide lawns, herbaceous borders and mature trees, a tennis court, and a double garage. All within two minutes' walk of Shrivenham's tree-lined High Street.

The front of the house sits rather modestly on Longcot Road, belying the wealth of space and character behind this discreet exterior. Whilst an off-street front door is retained, the main and most used entrance is via a side gate which leads round to a spacious hall opening to a large double aspect sitting room with stone mullion windows and fireplace. Across the hall is a second sitting room with wood-burning stove and French doors out to a south pacing patio.

The main hallway leads to an inner hall off which there is a dining room and further reception room, both with feature fireplaces and sash windows with shutters. A walk-in pantry and downstairs cloakroom complete the original house before leading into bright and airy kitchen/breakfast room with semi-vaulted ceilings, cherry-wood fittings and tiled worktops incorporating a double Neff oven and gas hob.

A rear entrance hall/boot/utility room and pretty garden room/office completes the ground floor.

Upstairs, the principal bedroom has a lovely south and east facing double aspect with en-suite bathroom. Bedroom two is also a very good size and with double aspect, bedrooms three and four are also doubles and a large family bathroom completes the first floor. A feature of all the bedrooms are the semi-vaulted high ceilings.

Outside, the south facing garden is a very strong feature of Green Gables having been fully landscaped and meticulously maintained. With a choice of seating areas immediately by the house, the garden further opens to a wide croquet-standard lawn, swathes of herbaceous and spring bulb borders, a cluster of fruit trees and a hard tennis court – the latter having not been used for a few years.

The main vehicle entrance to Green Gables is off Longcot Road, through electric doubles gates leading along a tarmac driveway up to a timber and stone built double garage with electric door. Adjacent is a useful garden store/woodshed and a Victorian sunken timber cold frame. In all, the plot extends to approximately 0.85 acres and is within Shrivenham Conservation Area.

Overall, Green Gables is a delightful village family home in large and delightfully laid-out grounds. Whilst some may wish to update aspects of the property to more modern expectations, the house had been immaculately looked after and is now ready to welcome its new owners.

Location

Shrivenham is a 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 south-west and mainline rail links into London and the West are available from Swindon, Oxford and Didcot railway stations. The S6 bus runs a regular service between Swindon and Oxford picking up from High Street.

The village itself has an extremely active community and provides a range of shops, Post Office, Doctors Surgery, restaurants and public houses. A new replacement primary school was built 2 years ago, and secondary schools can be found in nearby Highworth and Faringdon.

The village is also well located for independent schools. Pinewood Prep School is approximately 3 miles to the west, St Hugh's Prep School 9 miles to the east and senior schools can be found at Cirencester, Witney, Abingdon and Oxford.



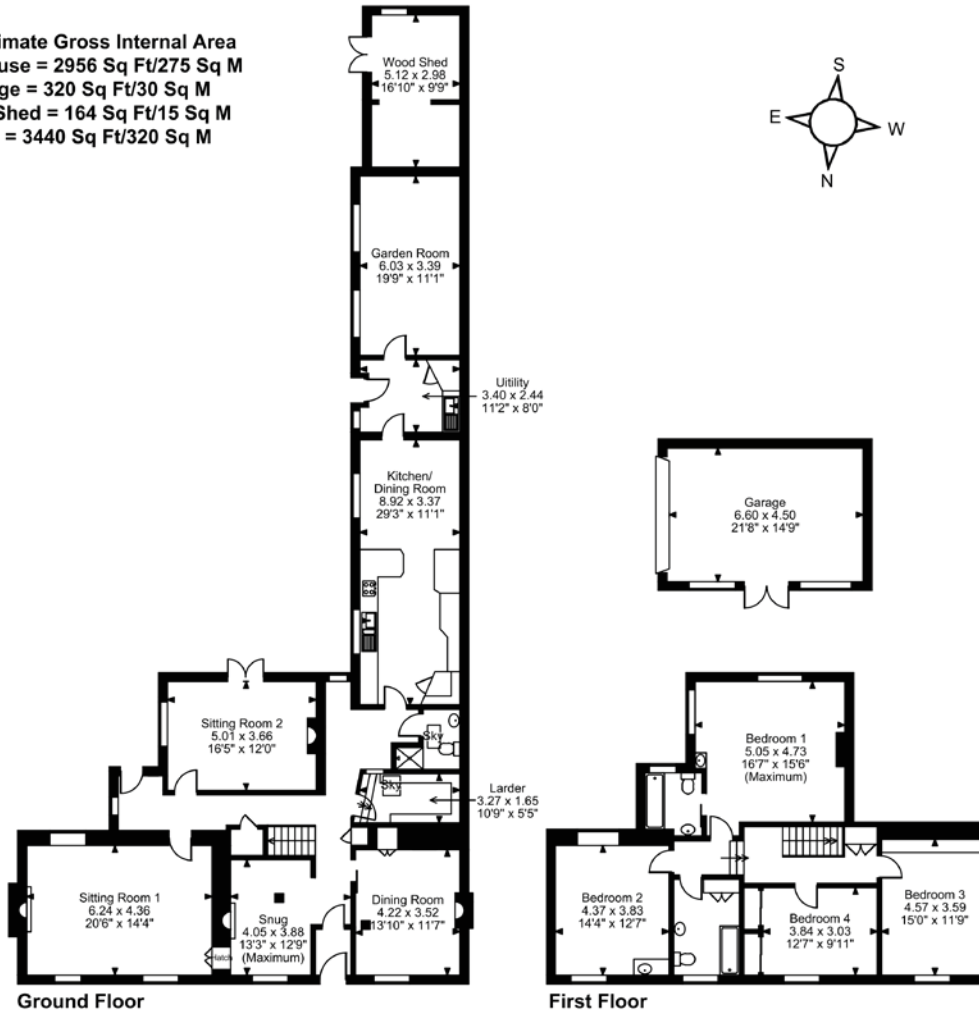
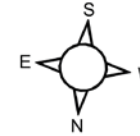






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Approximate Gross Internal Area
Main House = 2956 Sq Ft/275 Sq M
Garage = 320 Sq Ft/30 Sq M
Wood Shed = 164 Sq Ft/15 Sq M
Total = 3440 Sq Ft/320 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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