



# 'Acorn Way'

Townsend Road, Shrivenham, Wiltshire, SN6 8HR

marc allen



## 'Acorn Way'

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Guide £695,000

A substantial and individual detached property situated in a good sized garden.

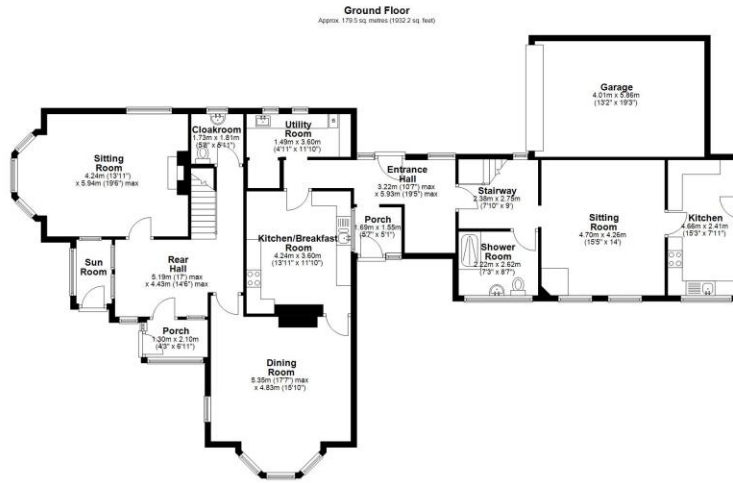
### Description

The property does require modernisation throughout but could make a very comfortable home of impressive proportions. The accommodation includes generous hall space and a useful downstairs cloakroom. There are two reception rooms with good natural light, a kitchen and a useful utility. On the first floor there is a spacious landing, four bedrooms, one of which has an en-suite, and a family bathroom. There is also a one bedroom annexe which is accessed from the inner lobby of the main house. Outside there are double gates leading to a wide frontage for off road parking. The garden extends to the side and on to a mainly grassed area with hedging. A viewing is strongly advised to fully appreciate the overall potential of this character property.

### Directions

From Hungerford take the M4 motorway to Swindon, exit at J15 and take the third exit onto the A419. Take the third exit onto the A420 and continue towards Shrivenham. On approaching the town turn right into Townsend Road and the property will be found on the on the right hand side.

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Utility
- Inner Lobby
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Garage
- Gardens
- One Bedroom Annexe



Total area: approx. 311.7 sq. metres (3355.1 sq. feet)  
This floor plan is for illustrative purposes only. Areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using Planity.

Acorn Way, Townsend Road, Shrivenham



To view this property call Marc Allen Estate Agents on **01488 685353**

#### Porch

Door to:-

#### Entrance Hall

Radiator. Stairs to first floor.

#### Cloakroom

With a wash hand basin and w.c.

#### Sitting Room

Fireplace with a woodburning stove. Two radiators.

#### Dining Room

Exposed floorboards. Two radiators.

#### Kitchen

With a range of wall and base units. Single drainer stainless steel sink unit. Appliance space. Wood finish flooring.

#### Utility

With further base units and shelving. Wall mounted gas fired boiler for domestic hot water and central heating.

#### Inner Lobby

Doors to the front and rear. Access to the annexe.

#### Staircase gives access to landing

Access to loft space.

#### Bedroom 1

#### En-Suite Shower Room

With a shower, wash hand basin and w.c.

#### Bedroom 2

Tiled fireplace (not in use).

#### Bedroom 3

Tiled fireplace (not in use).

#### Bedroom 4

#### Bathroom

With a panelled bath, twin basins, shower enclosure and w.c.

#### Garage

To the side with a metal up and over door.

#### Annexe

Accessed from the inner lobby of the main house.

#### Hall

Stairs to first floor.

#### Sitting Room

Radiator.

#### Kitchen

Wall and base units with drawers, work surfaces over and a single drainer sink unit. Built-in electric oven. Appliance space. Door to side.

#### Shower Room

With a generous shower enclosure, wash hand basin and w.c.

#### Staircase gives access to landing

#### Bedroom

With eaves storage.

#### Outside

Double gates give access to a wide Cotswold stone driveway providing off road parking for numerous vehicles. The garden extends to the side via a five bar gate to a further area of Cotswold stone chippings and a large garden laid mainly to grass.

#### Please note:

The area of land to the rear beyond the Herris fencing is not included in the sale.

#### Services

Mains electric, water and gas. Septic tank drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



EPC

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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