



GRANT FRASER
TOWN & COUNTRY

32 Damson Trees, Shrivenham, Oxfordshire, SN6 8BB
Guide price £425,000



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****NO ONWARD CHAIN**** Extended to the side on two storeys and the rear single storey is this modernised 1960's property with a 100 foot south west facing rear garden. There are two receptions, 25' kitchen diner, hobbies room, utility, ground floor shower room, four bedrooms and main bathroom.

Situated a walk to Shrivenham high street offering an array of general and convenience shops, deli, farm shop, post office, pubs, restaurants and takeaways. There is also a village hall, playing rec, primary school, church and many pretty walks. The A420 provides links to Swindon and Oxford.

Description

Comprising entrance porch, entrance hallway, living room, hobbies room, reception, kitchen diner, utility, ground floor shower room, four bedrooms and bathroom. The porch has windows to either side and offers space for shoes and jackets. The entrance hallway has stairs to the first floor. A door to the left leads into a shower room with WC. There is an under stair store cupboard. The living room is to the right of the hallway, has an open fire and bay window overlooking the front of the property. A door to the end of the hallway leads into a hobbies space (as used by the current owners), this in turn is open plan to the 25' kitchen diner with french doors and windows all overlooking the 100' garden. A second reception is linked off kitchen diner and hobbies room. There is also a separate utility with side door to the garden. On the first floor there are four bedrooms, an airing cupboard and main bathroom with shower over the bath.

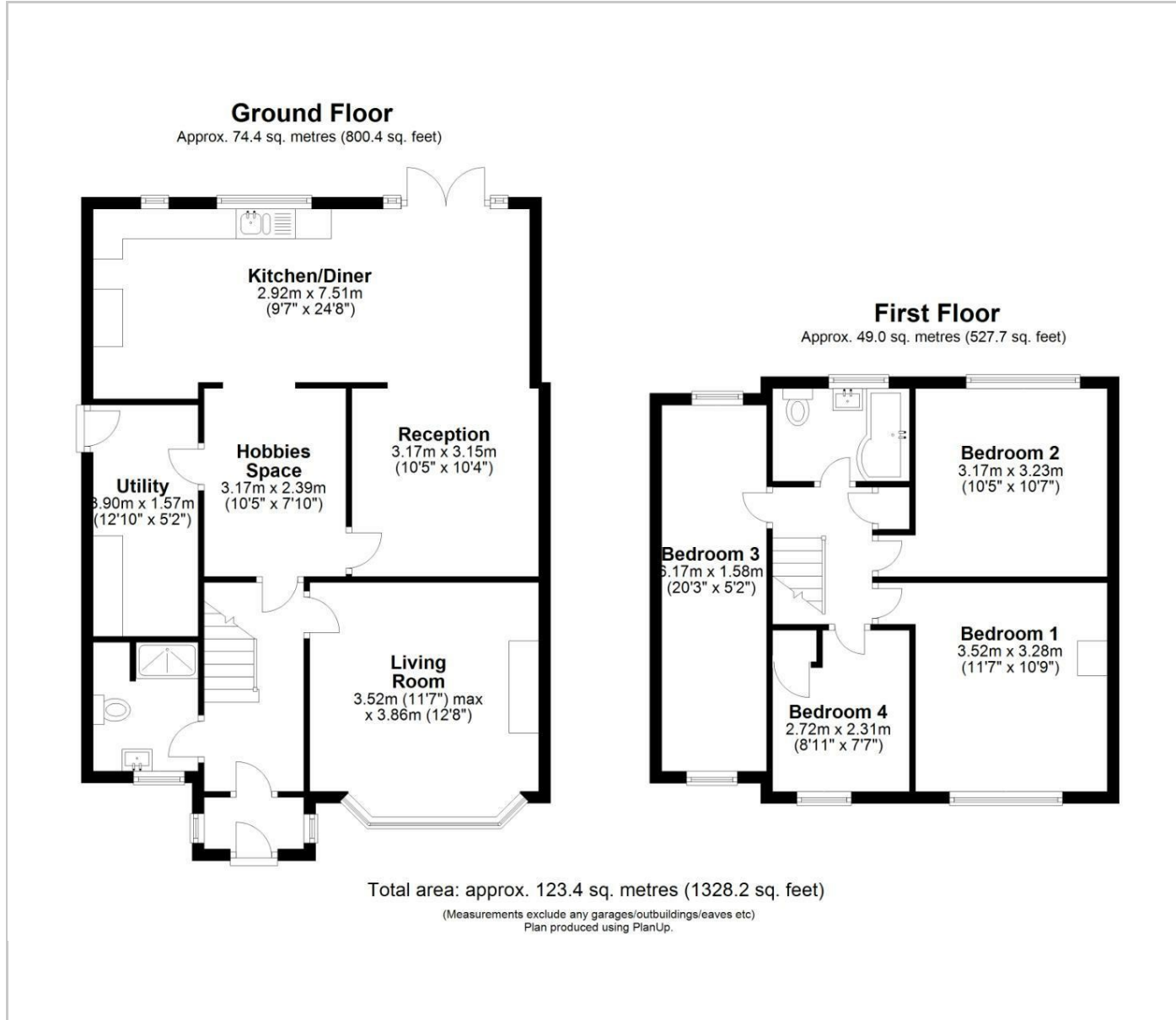
Outside there is driveway parking to the front, gated side access, patio spanning the rear, lawn and mature borders.

Situation

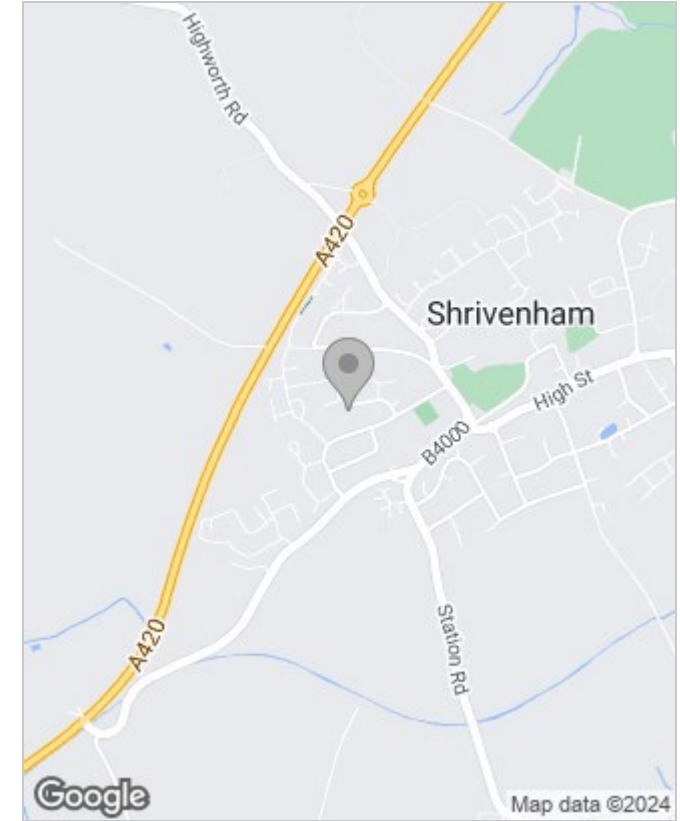
Shrivenham is a small Oxfordshire village situated c.7 miles out of Swindon centre. The High Street has an array of boutique shops, pubs, restaurants, takeaways and eateries. The famous Ridgeway area of outstanding natural beauty is within a short drive to the south, along with the immediate surrounding open countryside, the area is ideal for outdoor pursuits. Nearby Bourton House was built in 1845, which is now the premises of Pinewood School, a co-educational preparatory school founded in 1875. Primary schools are in Shrivenham itself, Watchfield and Ashbury to name a few and secondary schools are in Faringdon, Highworth and Swindon. The area has great transport links, the M4 motorway access c.7 miles from the property, the A420 links to Oxford c.25 miles away (S6 bus running every 20 minutes from Shrivenham) the A419 links to the M5 Motorway. Swindon Station is approximately c.7 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



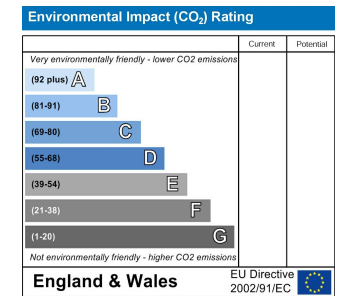
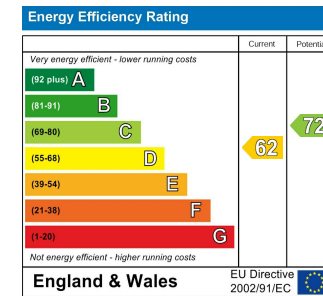
Floor Plans



Area Map



Energy Performance Graph



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