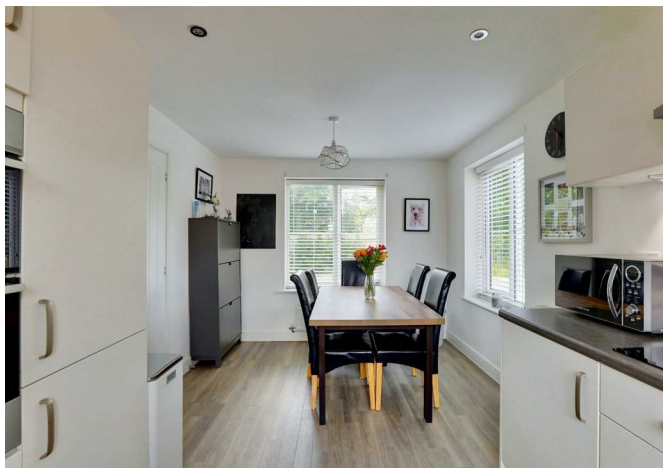




GRANT FRASER
TOWN & COUNTRY

40 Ballingers, Shrivenham, Oxfordshire, SN6 8FP
Offers over £400,000



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A modern detached home situated at the end of a no through road opposite a tree line and paddock. The property has an abundance of large windows offering plenty of natural light and enjoyment of the views to the front.

Conveniently located on the S6 bus route between Swindon and Oxford, this property offers easy access to both city amenities and the picturesque countryside. With a detached garage (with power and light) plus a driveway, you can explore the nearby Oxford (26.5 miles) and Swindon (7 miles) with ease.

The estate public open space with The Ridgeway in the backdrop, makes this home is a nature lover's paradise. Additionally, the vibrant high street with its array of shops, cafes, restaurants, and takeaways is just a stone's throw away, ensuring that you have everything you need right at your doorstep.

Description

Comprising entrance hallway, living room, kitchen diner, cloakroom, three bedrooms, en-suite and main bathroom. The entrance hallway has two built in cupboards, a cloakroom and galleried stairs to the first floor. The dual aspect living room overlooks the front tree line and has doors out to the the garden. the triple aspect kitchen diner shares the same views. On the first floor bedroom one overlooks the front tree line and neighbouring paddock (currently with horses in) with an en-suite to the rear with double shower and large window. There are two further double aspect bedrooms and main bathroom with shower over the bath.

Outside there there is a detached garage with driveway to the front, power and light. A footpath leads around to the front door with a small front garden. A gate leads off the driveway into the rear garden along with a side door from the garage. The garden is low maintenance with patio, shingle and astroturf (we are informed there is soil below and this could easily be converted back to lawn or otherwise).

Services: we are informed mains gas, electric, water and sewage.

Agents note: we are informed there is an estate management charge for looking after of the communal areas, this being £280 p.a. last year.

Situation

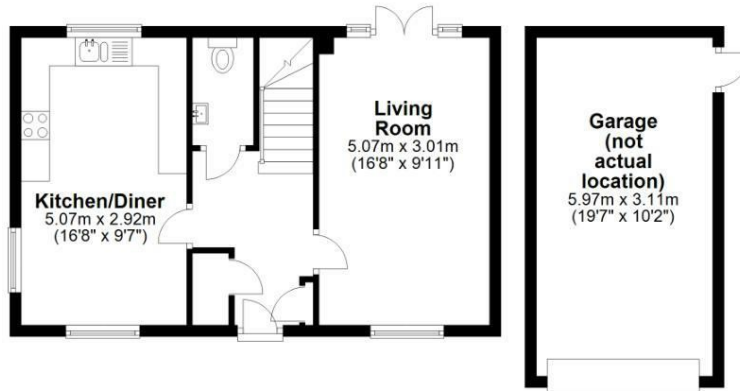
Shrivenham is a small Oxfordshire village situated c.7 miles out of Swindon centre. The High Street has an array of boutique shops, pubs, restaurants, takeaways and eateries. The famous Ridgeway area of outstanding natural beauty is within a short drive to the south, along with the immediate surrounding 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

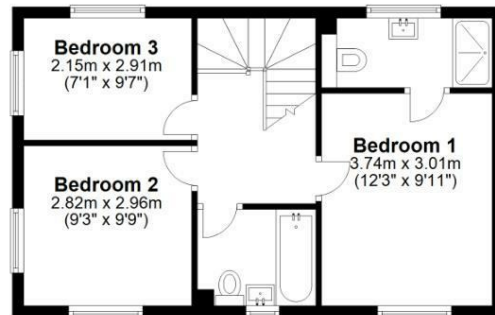
Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



First Floor

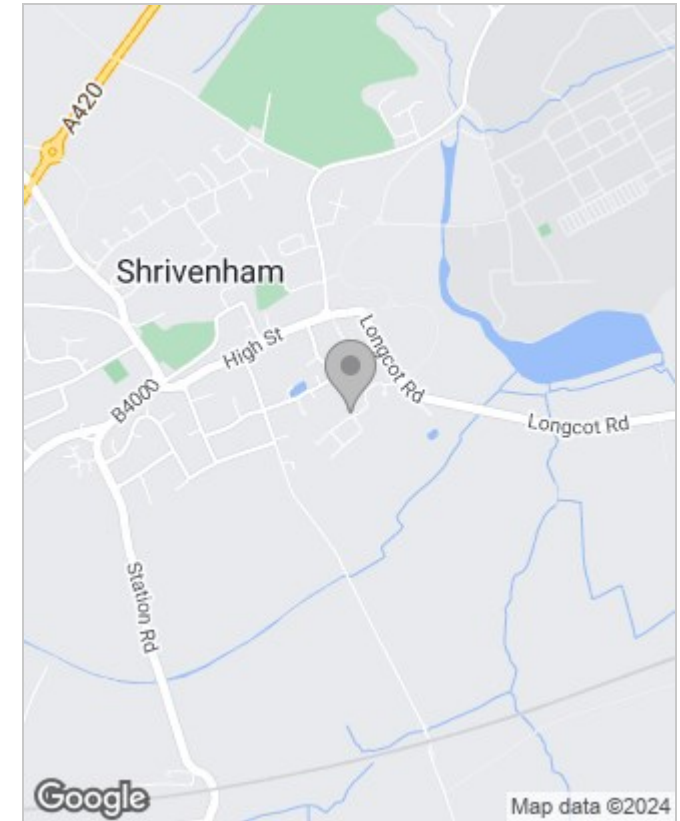
Approx. 41.8 sq. metres (449.7 sq. feet)



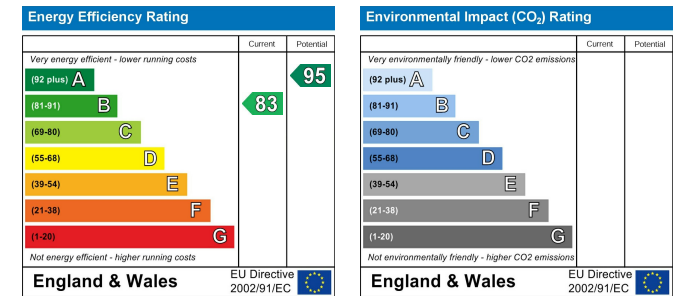
Total area: approx. 83.7 sq. metres (900.6 sq. feet)

(Measurements exclude any garages/outbuildings/eaves etc)
Plan produced using PlanUp.

Area Map



Energy Performance Graph



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