



**Charlotte Close, Shrivenham SN6 8BY**



**welcome to**

**Charlotte Close, Shrivenham**

Offered to the market is this immaculately presented four bedroom detached family home located in the very popular village of Shrivenham offering hall, cloakroom, 20ft lounge, 20ft kitchen/diner, 14ft family room, 9ft study, two bathrooms, gardens and single garage with driveway parking.



## Entrance Via Door To

### Entrance Hall

Double glazed window front. Understairs cupboard. Radiator.

### Cloakroom

Double glazed window to front. W.C. Wash hand basin. heated towel rail. Tiled splashback.

### Lounge

20' 1" x 11' 8" ( 6.12m x 3.56m )

Double glazed window to front. Fireplace with electric fire. Radiators. Internal Oak doors to family room.

### Family Room

14' 2" x 9' 3" ( 4.32m x 2.82m )

Double glazed windows to rear. French double glazed doors to garden. Log burner.

### Kitchen/Diner

20' 1" x 14' 4" ( 6.12m x 4.37m )

Double glazed window to front. French doors to garden. Range of wall and base mounted units with granite work surfaces over. Granite splashbacks. Sink and drainer unit. Integrated oven and hob with cooker hood over. Integrated washing machine. Integrated fridge/freezer, Integrated dishwasher. Wall mounted gas boiler. Radiators.

## Landing

### Bedroom One

11' 8" x 12' 1" ( 3.56m x 3.68m )

Double glazed window to front. Built-in walk in wardrobe. Radiators.

### En - Suite

Shower cubicle with shower. Wash hand basin. W.C. Shaver point. Fully tiled walls. Heated towel rail. Extractor fan.

### Bedroom Two

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed window to front. Radiator. Built-in wardrobes.

### Bedroom Three

14' 4" x 7' 8" ( 4.37m x 2.34m )

Double glazed window to rear. Radiator.

### Bedroom Four

9' 2" x 8' 5" ( 2.79m x 2.57m )

Double glazed window to front. Radiator.

### Bathroom

Four piece suite comprising of a panel enclosed bath, walk in shower enclosure, low level WC, hand wash basin, fully tiled walls, rear aspect window and heated towel rail.

## Rear Garden

Enclosed by panel fencing. Patio. Laid to lawn. Door to garage. Mature Cherry Tree.

## Front Garden

Laid to lawn with mature hedges and mature Cherry Tree.

## Garage

Up and over door. Power and light.

## Driveway

Driveway to the front of the garage for two cars.



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welcome to

## Charlotte Close, Shrivenham

- Detached Family Home
- Four Bedrooms
- 20ft Lounge
- 20ft Kitchen/diner
- 14ft Family Room, 9ft Study

Tenure: Freehold EPC Rating: C

# £635,000



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Property Ref:  
HWT105811 - 0007

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