



**Vicarage Lane, Shrivenham Swindon SN6 8DT**

**welcome to**

**Vicarage Lane, Shrivenham Swindon**

**\*\*NO ONWARD CHAIN\*\*** Stunning Family Home Offering four double bedrooms - three reception rooms - two bathrooms - large garden with summer house and shed - garage and driveway for several cars - really well presented throughout and is absolute must view before it's too late!!



### Entrance Hall

Front aspect door and door to the hall.

### Hallway

Front aspect door, front aspect window, radiator and stairs to the first floor.

### Study/Play Room

16' 9" x 11' 9" ( 5.11m x 3.58m )

Front aspect windows, radiators and feature fireplace.

### Bathroom

8' 8" x 8' 10" ( 2.64m x 2.69m )

Fitted suite offering a shower cubicle, low level wc, hand wash basin and vanity unit, towel radiators, part tiled walls and side aspect window.

### Kitchen

17' 8" x 9' 10" ( 5.38m x 3.00m )

Beautifully re-fitted kitchen comprising of a range of eye and base level units, work surfaces with one and half bowl sink, induction hob with cooker hood, two eye level ovens, built in dishwasher, space for large fridge/freezer, splashbacks, under floor heating, side aspect window, door to the utility room, breakfast bar and open plan to the dining/family area.

### Dining/Family Room

24' 3" x 8' 11" ( 7.39m x 2.72m )

Rear aspect bi-folding doors to the garden, under floor heating and door to the living room.

### Living Room

13' 10" x 10' 9" ( 4.22m x 3.28m )

Side and Rear aspect windows, radiator.

### Utility Room

6' 6" x 4' 10" ( 1.98m x 1.47m )

Rear aspect door to the garden, side aspect window, range of eye and low level units, work surface with one and half bowl sink and drainer, plumbing for a washing machine.

### Landing

Doors to all rooms, loft access and airing cupboard.

### Master Bedroom

14' 7" x 9' 6" ( 4.45m x 2.90m )

Rear aspect patio doors, Juliet balcony, radiator and hidden walk in wardrobe.

### Bedroom Two

16' 11" x 13' 11" ( 5.16m x 4.24m )

Front aspect windows, radiator and built in wardrobes.

### Bedroom Three

16' 7" x 9' ( 5.05m x 2.74m )

Front aspect window, rear aspect skylight, radiator and built in wardrobe.

### Bedroom Four

10' 10" x 10' 1" ( 3.30m x 3.07m )

Side aspect skylight, radiator and built in wardrobe.

### Family Bathroom

Re-fitted suite comprising of modern roll top bath, walk in shower enclosure, low level WC, Tokyo style hand wash basin and vanity unit, towel radiator, part tile walls, extractor fan and side aspect skylight.

### Rear Garden

Enclosed by panel fencing, patio and deck, laid to lawn, raised second decked area with shed and summer house.

### Garage

Open outdoors with light and power.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Vicarage Lane, Shrivenham Swindon**

- Stunning Detached Family home, Popular Village Location
- Four Generous Double Bedrooms
- Three Reception Rooms
- Beautifully Re-fitted Kitchen
- Two Bathrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£600,000**



Please note the marker reflects the postcode not the actual property

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