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## 9 Ash Corner

Shrivenham, Oxfordshire, SN6 8GW

Guide Price  
**£299,995**



# Ash Corner

## Shrivenham

Freehold | EPC Rating - B

 2  1  1

Immaculate Two-Bedroom Semi-Detached Home in Shrivenham -  
Built by Cala Homes

Located in the sought-after village of Shrivenham, this beautifully presented two-bedroom semi-detached property is less than one year old and was built by the highly regarded Cala Homes.

Finished to an exceptional standard throughout, this stylish home is perfect for first-time buyers, downsizers, or investors seeking a turnkey property in a desirable location.

Set within a modern development, the home offers a thoughtfully designed layout across two floors. The ground floor features a welcoming entrance hall, a contemporary kitchen with integrated appliances, a convenient downstairs WC, and a spacious living room with double doors opening onto the rear garden—ideal for entertaining or relaxing.



Scan here

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LOUNGE  
DINER





Upstairs, the property comprises two generously sized bedrooms and a modern family bathroom, offering well-proportioned and comfortable accommodation.

Externally, the landscaped rear garden is a true highlight, offering a mix of patio, gravel, and decking areas, complemented by raised flower beds, a wooden shed, and secure gated side access. To the front, a private driveway provides off-street parking for two to three vehicles.

This high-specification home combines contemporary living with convenience and is ready for immediate occupation. Early viewing is highly recommended.



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*Virtual  
Stager*

Additional features include:

- All fitted blinds and curtains included in the sale
- No onward chain, allowing for a smooth purchase process
- Annual estate management charge - £195.58 per annum
- Solar Photovoltaics

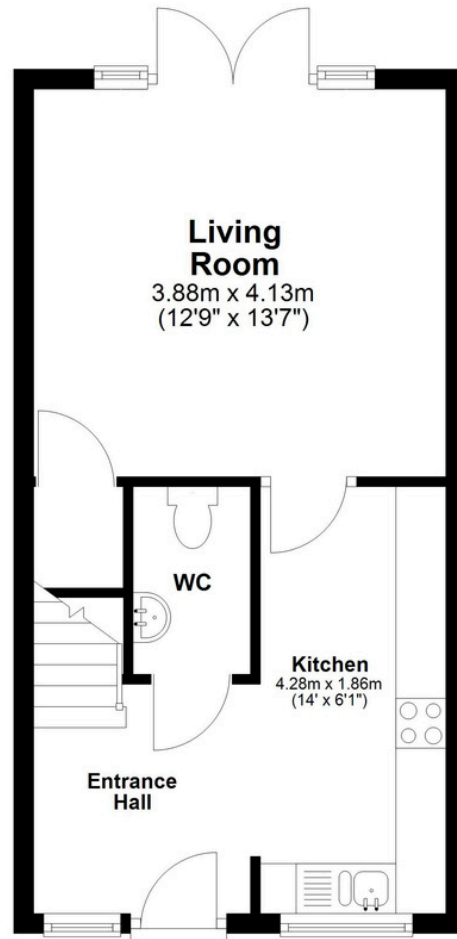


The village of Shrivenham has an extremely active community and a bypass built in 1984 ensures that Shrivenham's rural atmosphere is preserved. There is a lovely tree-lined High Street with shops, restaurants, public houses, a doctors' surgery, chemist, as well as a village primary school, nursery, and an impressive church, which dates back to the 11th century. The village also benefits from a vibrant calendar of events, including a popular summer fete, local markets, and various clubs and societies catering to all ages and interests.

Shrivenham is home to the prestigious Defence Academy of the United Kingdom, which contributes to a diverse and well-educated local population. Surrounded by beautiful countryside, the village offers excellent walking and cycling opportunities, while its proximity to Swindon and easy access to the M4 and A420 make it ideal for commuters. Regular bus services and nearby rail links further enhance its connectivity, making Shrivenham a desirable place to live that balances traditional charm with modern convenience.

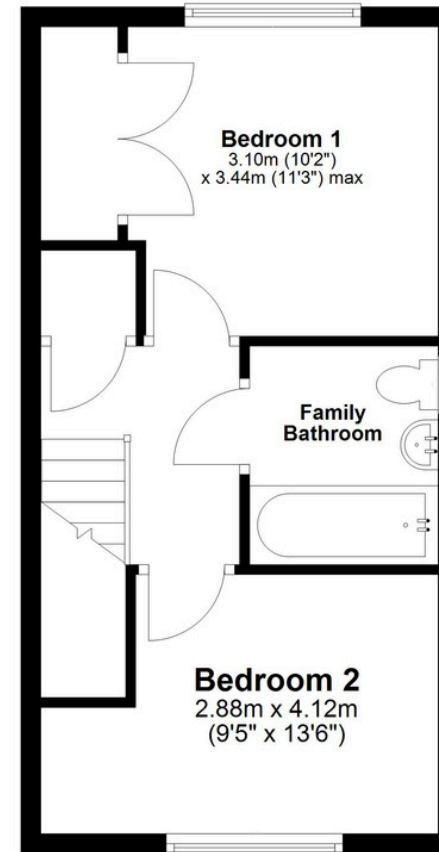
## Ground Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 sq. feet)

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