



GRANT FRASER
TOWN & COUNTRY

16 Berens Road, Shrivenham, Swindon, Oxfordshire, SN6 8EG
Guide price £750,000



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Located on the quiet Berens Road in Shrivenham, this impressive detached house offers a perfect blend of modern living and traditional comfort. Spanning an expansive 2,488 square feet, the property boasts five generously sized bedrooms, including a convenient ground floor bedroom complete with an en-suite shower room. The home features a total of four bathrooms, ensuring ample facilities for family and guests alike.

The heart of the home is undoubtedly the impressive 25' x 25' kitchen diner living space, which is enhanced by underfloor heating and bi-fold doors that seamlessly connect the indoors with the outdoor space. This area is perfect for entertaining or enjoying family meals, while the 24' dual aspect living room, complete with a log burner, provides a cosy retreat for relaxation. We are informed the solar panels provide a welcome income of £2,400 per annum.

With parking available for a number of vehicles, convenience is at your fingertips. The property is ideally situated within walking distance to the village high street, where you will find a selection of shops, delis, restaurants, and takeaways, making everyday errands a breeze. Shrivenham has a primary school and bus pick up for local secondary school. Pinewood private school is located 1.5 miles from the property in nearby Bourton. Oxford 26.5 miles. Swindon 7 miles

Description

Comprising entrance hallway, kitchen/diner/living room, living room, ground floor bedroom/further reception with en-suite shower room, utility, cloakroom, five first floor bedrooms with two en-suites and four piece main bathroom. A storm porch offers shelter and a pleasant place to sit to enjoy the sunshine. The entrance hallway is of a good size, has doors to all principle rooms, a cloakroom and store cupboard. The dual aspect living room has a central log burner and views over the front and rear gardens. The circa. 25' x 25' kitchen family space has underfloor heating, a valuated ceiling with Velux windows offering plenty of natural light along with the many further windows and bi-fold doors to the garden. The utility also doubles up as a boot room with a door leading to the garden where a side gate provides access to the street. Further off the hallway is a ground floor bedroom with en-suite or use as a home office/general further reception. On the first floor there are five good sized bedrooms, two with en-suites and a four piece main bathroom.

Outside there driveway parking offers space for three vehicles with ample further street parking available. there is a garage housing the gas boiler and a side gate leading to the rear garden. The garden has two patio areas along with two decking areas, ideal for sun or shade.

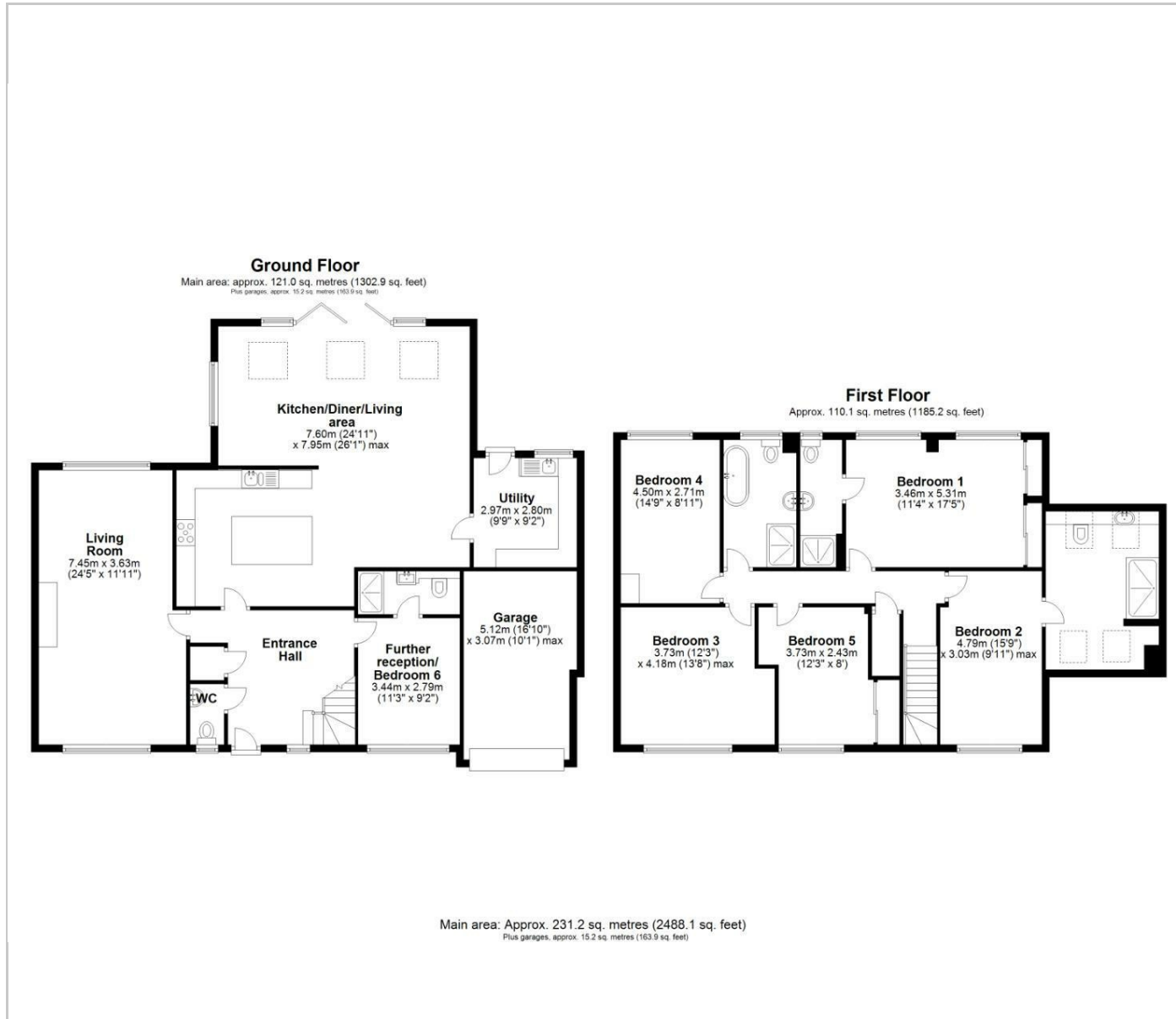
Services: we are informed mains gas, electric, water and sewage. There are solar panels providing electricity, we are informed currently providing £2,400 income per annum. We are informed the loft space has 8 inches of insulation and has been fully boarded.

Situation

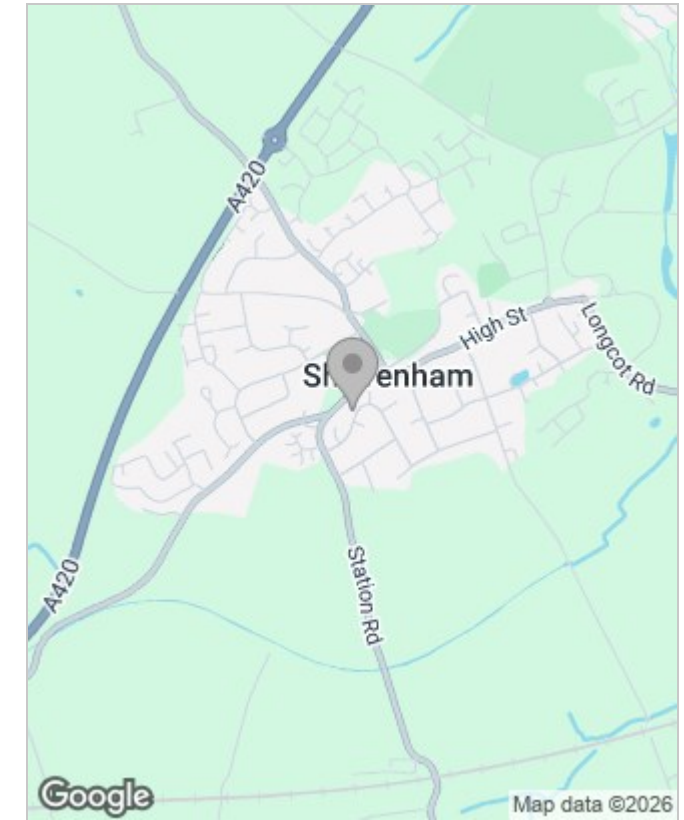
Shrivenham is a small Oxfordshire village situated c.7 miles out of Swindon centre. The High Street has an array of boutique shops, pubs, restaurants, takeaways and eateries. The famous Ridgeway area of outstanding natural beauty is within a short drive to the south, along with the immediate surrounding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



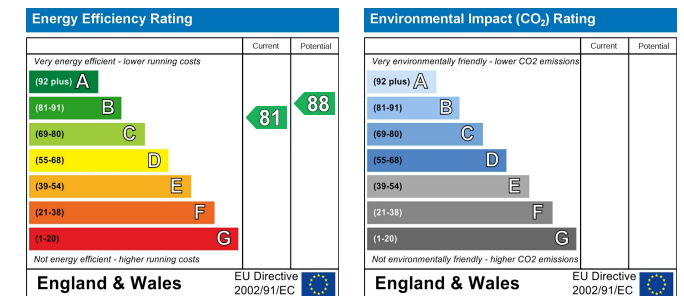
Floor Plans



Area Map



Energy Performance Graph



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