

105 Raven Way, Shrivenham

In Excess of £300,000

Waymark

105 Raven Way

Shrivenham

A fantastic opportunity to purchase this spacious and modern two-bedroom mid-terrace property, situated in a popular location within the sought-after village of Shrivenham. The property is conveniently located within a short walk of the High Street, local amenities and schooling, while also benefiting from excellent commuter access onto the A420. Further benefits include two double bedrooms, two reception areas, two modern bathrooms, driveway parking and a sunny south-west-facing landscaped rear garden.

The property is immaculate throughout and was built to a high standard by reputable developers Legal & General. The accommodation comprises an entrance hall with access to a downstairs WC, a beautiful kitchen/breakfast room with a range of built-in appliances, and a spacious open-plan sitting/dining room with bi-fold doors opening directly onto the sunny rear garden. There is also useful understairs storage.

To the first floor, the landing provides access to a useful storage cupboard, modern fully tiled family bathroom and two spacious double bedrooms. The principal bedroom is a particular feature, benefiting from built-in wardrobes and a modern en-suite shower room.

Externally, there is a double-width driveway to the front, providing parking for two vehicles. The rear garden has been thoughtfully landscaped and features a good-sized lawn, spacious paved patio area and pergola, creating an excellent space for outdoor dining and entertaining. There is also a useful storage shed and rear pedestrian access.

The property is offered freehold and is connected to mains gas, electricity, water and drainage. Further benefits include mains gas central heating and modern UPVC double glazing. The property is also highly energy efficient, helping to make it an economical and cost-effective home to run.

A viewing is highly recommended to fully appreciate the excellent accommodation, presentation and outdoor space this impressive property has to offer.









105 Raven Way

Shrivenham, Swindon

Shrivenham is a large thriving village, set within the Vale of White Horse and located just off the A420 with Swindon 5 miles to the West and the market town of Faringdon 4 miles to the East. The M4 Junction 15 is approximately 8 miles to the Southwest and mainline rail links into London and the West are available from Swindon, Oxford and Didcot railway stations. The village itself has an extremely active community and the tree lined High Street provides a range of shops, Post Office, Doctors Surgery, restaurants, public houses and a primary school. The S6 bus runs a regular service between Swindon and Oxford picking up from High Street.

Council Tax band: C

Tenure: Freehold

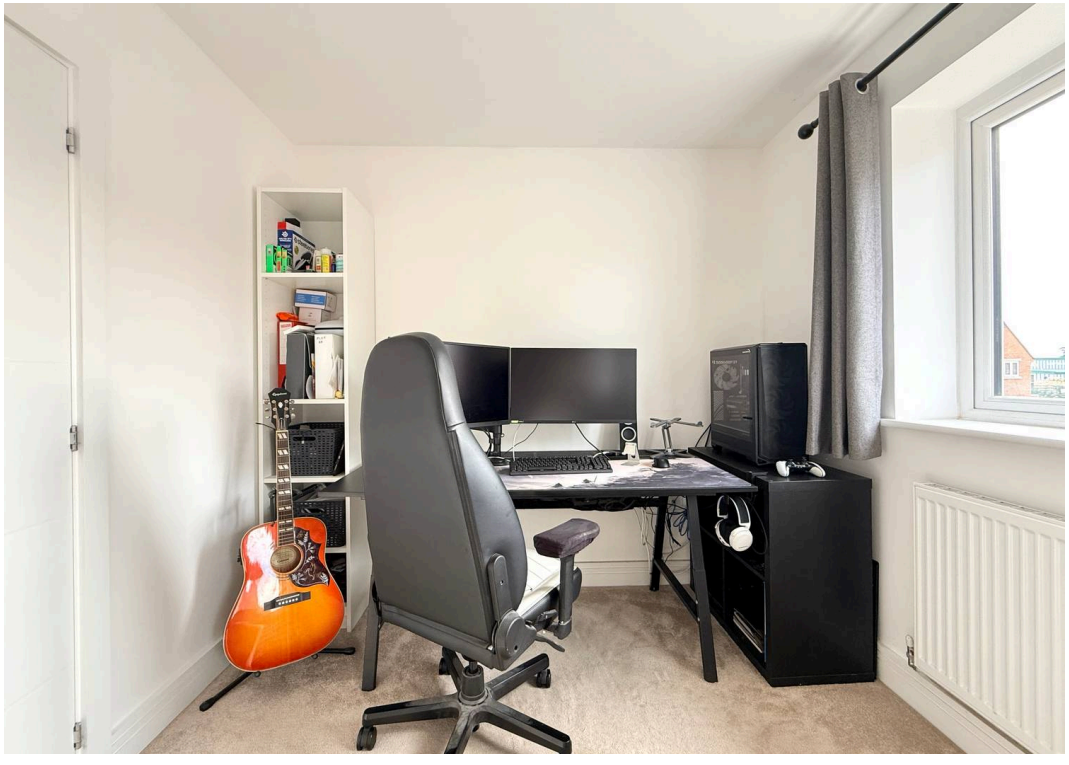
EPC Energy Efficiency Rating: B

- Spacious Two Bedroom Mid-Terrace Property
- Two Double Bedrooms
- Master Bedroom With High Spec En-Suite
- Open Plan Sitting/Dining Room
- Beautiful Kitchen/Breakfast Room With All Built-In Appliances
- Two Modern Bathrooms And Downstairs W/C
- Landscaped Garden With Patio And Pergola
- Two Parking Spaces To Front Of Property
- Popular And Sought After Location
- Walking Distance To Local Schooling And Amenities











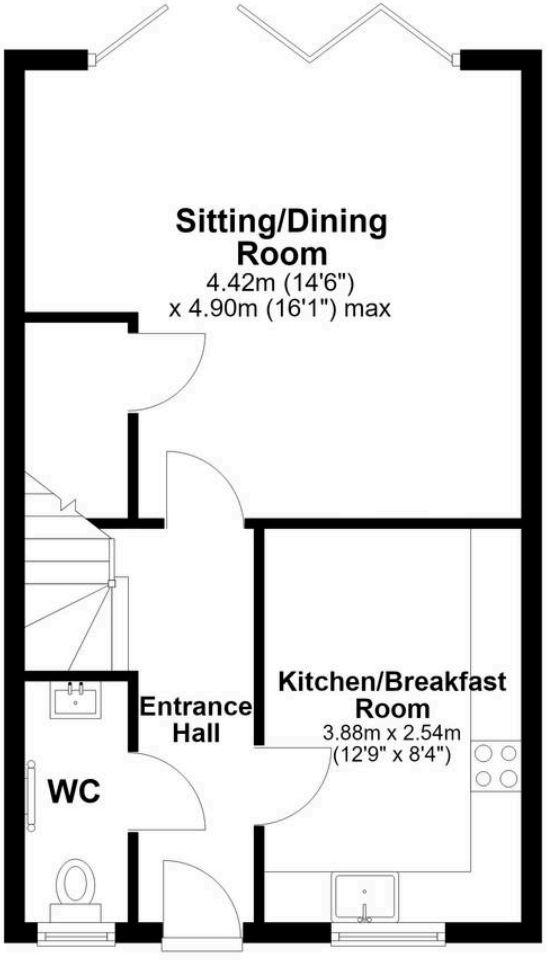






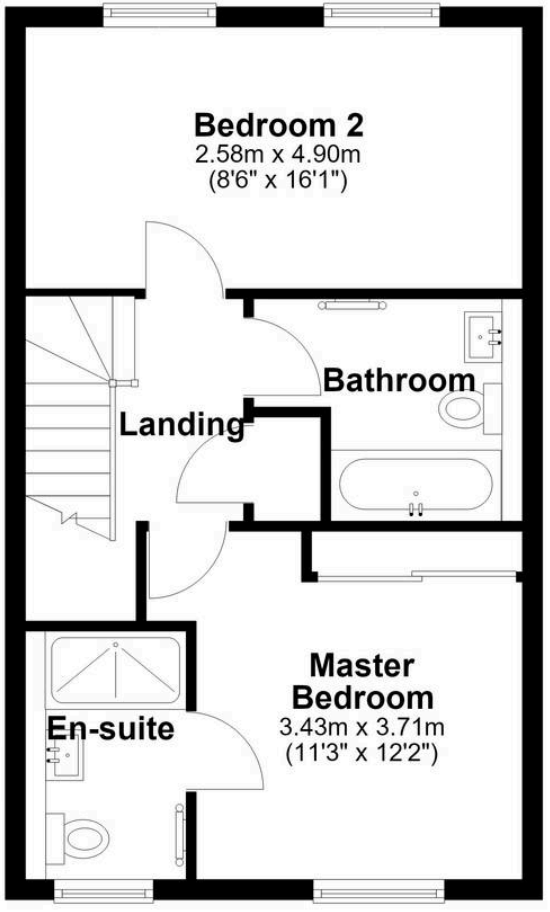
Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

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Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.