







## 6 Swan Hill, Shrivenham, Oxfordshire.

### Directions

Please use the postcode SN6 8HR or call the office at any time for detailed directions from your location.

### Summary

Situated on this exclusive development on the edge of this popular village, is this brand new end terrace home. The accommodation includes fabulous open plan living, well equipped kitchen/breakfast room, downstairs cloakroom, two bedrooms, family bathroom and ensuite shower room. There is driveway parking, and enclosed garden.



### Step inside

The property is accessed from the front into a large living room with stairs leading to the first floor and storage cupboard below. It is open to a large kitchen/breakfast room with double doors leading out to the garden. The kitchen has been fitted with a range of storage and built in appliances. The ground floor is completed by a cloakroom with wc, and wash basin. The landing provides access to all of the rooms. The master bedroom is a good size with ensuite comprising shower, wc, and wash hand basin. There is a further bedroom and a family bathroom which is fitted with a suite comprising bath, wc, and wash hand basin. Please note that the internal photographs are from the show home, Plot 2.



### Step outside

To the front of the property is an area of garden with path leading to the front door and a gravelled driveway providing parking. A gated path leads through to the rear garden which is mainly laid to lawn with patio.



### Area insight

The property is situated in this exclusive new development on the edge of this large village which sits on the Oxfordshire/Wiltshire border. It offers its residents a range of local amenities vast number of local amenities just a short walking distance away, including the Village shop, Village hall, local pubs, Bloomfields delicatessen, a doctor's surgery & chemist, as well as Shrivenham C of E Primary School. There are excellent road and rail links.

### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

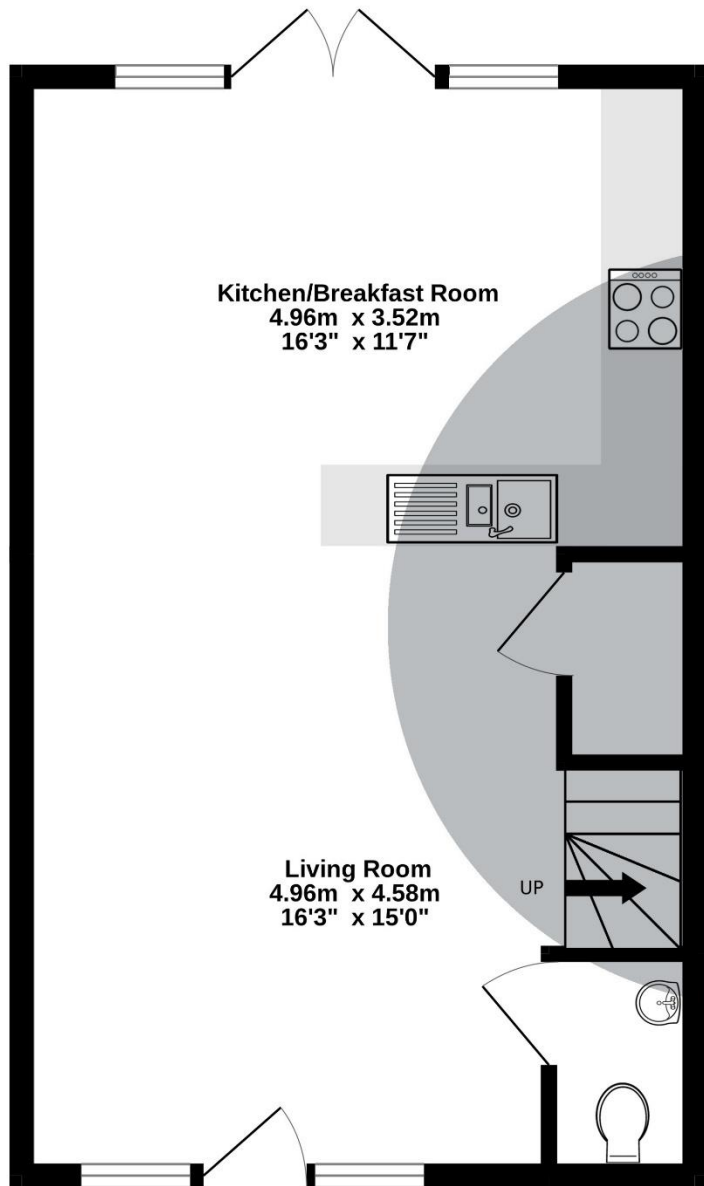
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

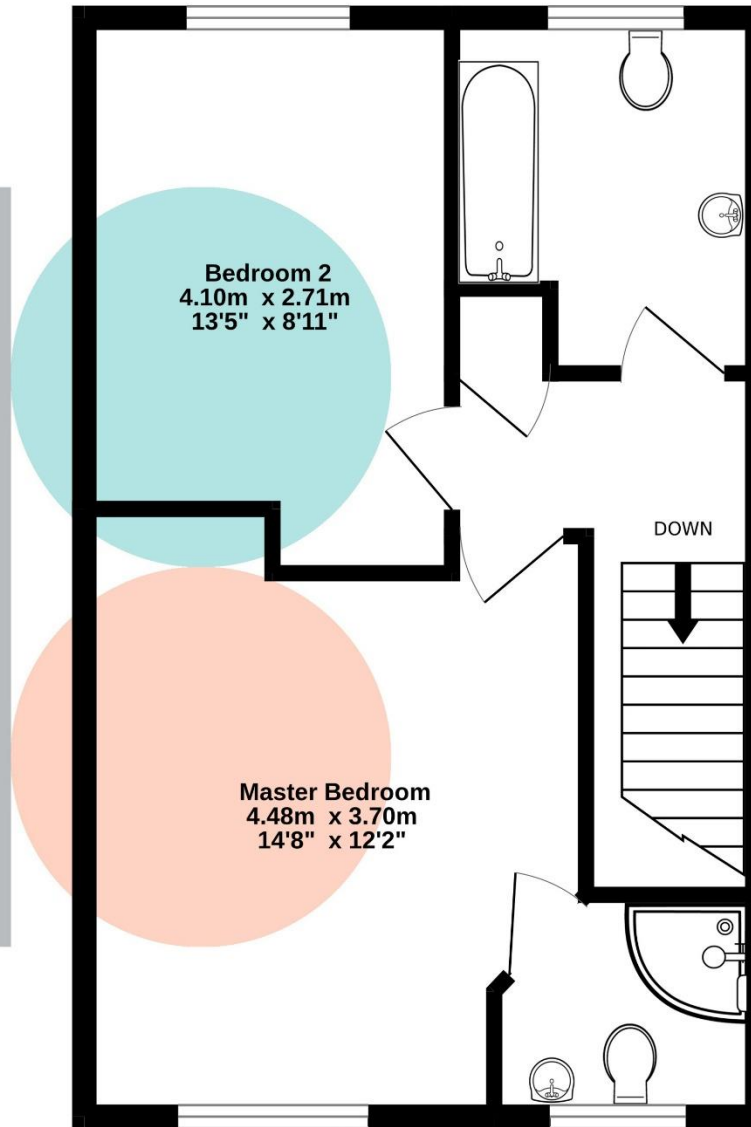
### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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