





## 22, Damson Trees, Shrivenham, Oxfordshire.

### Directions

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

### Summary

A three bedroom home on a generous corner plot in Shrivenham, with large gardens to the front and rear, driveway parking, garage and excellent potential. Requiring modernisation throughout, this is a brilliant opportunity for buyers wanting space, scope and a well-connected village setting.

### Step inside

The house opens into an entrance hall with stairs rising to the first floor and doors leading through to the main ground floor rooms. To the front is a generous living room with a bay window and feature fireplace, giving a real sense of the period in which the house was built. It is fair to say the décor has not been chasing the latest Instagram trends, but the space, proportions and potential are all very much there.

To the rear is a separate dining room, overlooking the garden and offering a useful second reception space. This could remain as a dining room, become a family room, study or be opened up as part of a wider reworking of the ground floor layout, subject to any necessary consents.

The kitchen sits to the side of the house and has a door out to the garden. It is a practical space with scope for modernisation and forms an obvious part of the future potential of the property. Upstairs, there are three bedrooms, with two comfortable doubles and a smaller third bedroom that would work well as a nursery, study or dressing room. The main bedroom includes built-in storage, while the remaining rooms offer good flexibility. The first floor is completed by a shower room and separate WC.

### Step outside

The plot is one of the real strengths of the property. Sitting on a generous corner position, the house enjoys gardens to the front,

side and rear, giving far more outside space than many homes of this style.

To the front, there is a garden area, driveway parking and access to the garage. The side access leads through to the rear garden, which is a particularly good size and offers a huge amount of potential. At present, it is mainly laid to lawn with mature boundaries, a patio area and useful outbuildings, but it could be transformed into a fantastic family garden, entertaining space or landscaped retreat. For buyers looking to extend, reconfigure or simply make the most of a larger plot, this is exactly the sort of outside space that makes the imagination start working.

### Area insight

Shrivenham is a well-served and popular village with a strong community feel and a good range of everyday amenities. The village offers local shops, places to eat and drink, schooling, green space and regular connections towards both Swindon and Oxford.

It is also well placed for commuters, with access to the A420 and wider road network, while Swindon provides mainline rail links and a broader range of shopping and leisure facilities.

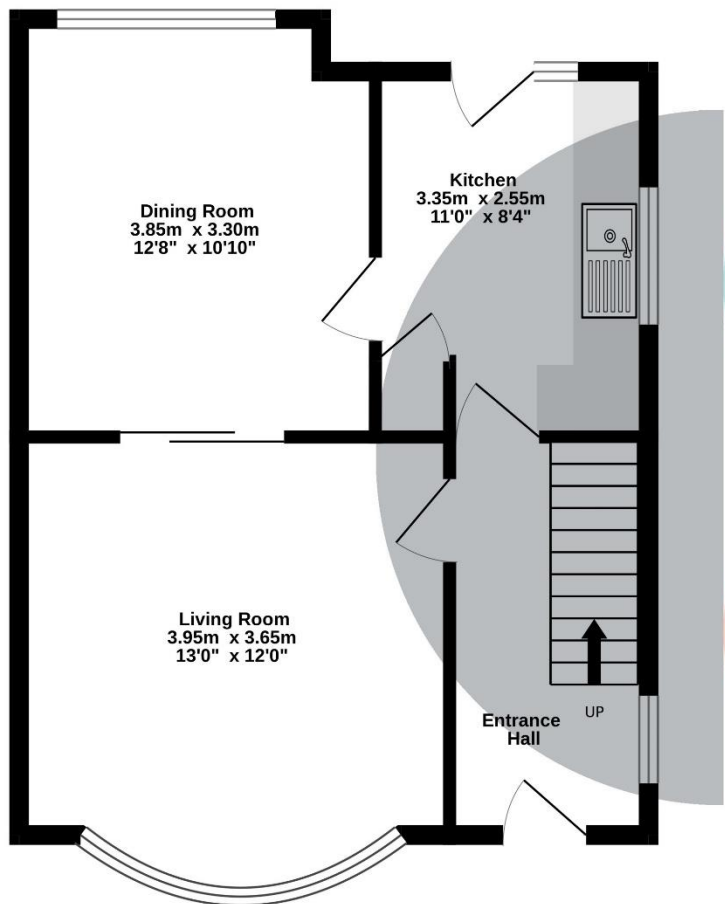
For those wanting village life with practicality still close at hand, Shrivenham continues to be a very attractive option.

### Agents Note

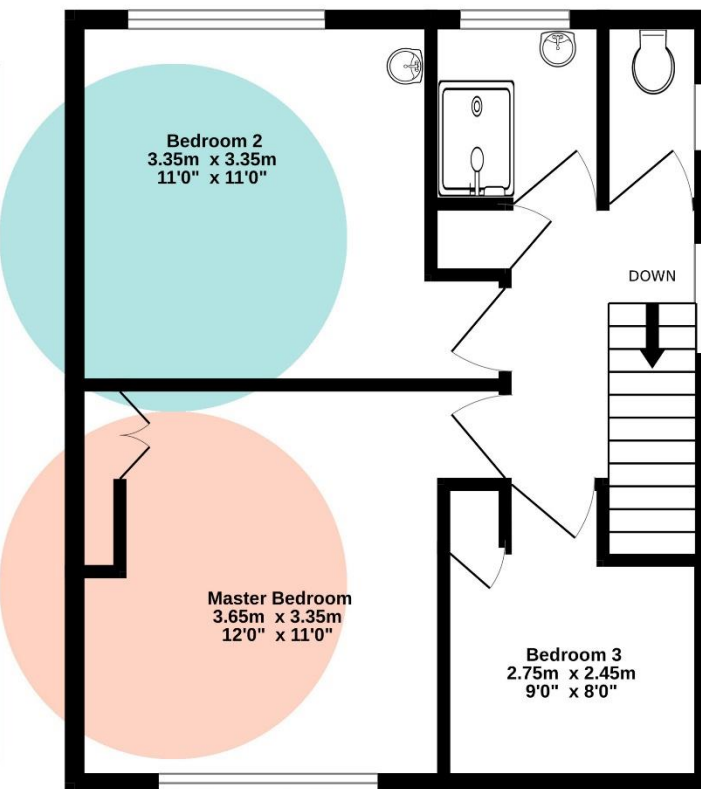
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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