



2 Swan Hill, Shrivenham

Guide Price £339,500

Waymark

## 2 Swan Hill

### Shrivenham

A fantastic opportunity to purchase this brand-new three-bedroom semi-detached home, complete with private parking and a rear garden. Set within Swan Hill – an exclusive new development of just ten homes in Shrivenham, Oxfordshire – this property offers modern living in a highly sought-after village location.

The accommodation comprises an open-plan ground floor with a contemporary kitchen and French doors opening onto the rear garden, maximising natural light and showcasing the rural outlook. There is also a separate W/C and understairs storage cupboard for added convenience. Upstairs, the landing leads to three bright bedrooms, including a master bedroom with a modern en-suite, along with a useful storage cupboard and a stylish modern family bathroom.

Externally, the property benefits from a private rear garden with attractive countryside views, allocated parking for two cars, and a charming courtyard-style setting within this small, exclusive estate.

The property is freehold and is connected to mains gas, electricity, and water. Drainage is private and provided by a sewage treatment plant. There is mains gas central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

- Brand New Home
- Semi Detached Family Home
- Three Bedrooms
- Two Bathrooms & Downstairs W/C
- Master Bedroom Complete With En-Suite
- Open Plan Living
- Allocated Car Parking with EV Charging Point
- Exclusive Development of 10 Homes
- Sought After & Popular Village Location
- Walking Distance To High Street And Village Amenities





## 2 Swan Hill

### Shrivenham

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 making it an attractive location for families and commuters alike.

Council Tax band: TBD

Tenure: Freehold



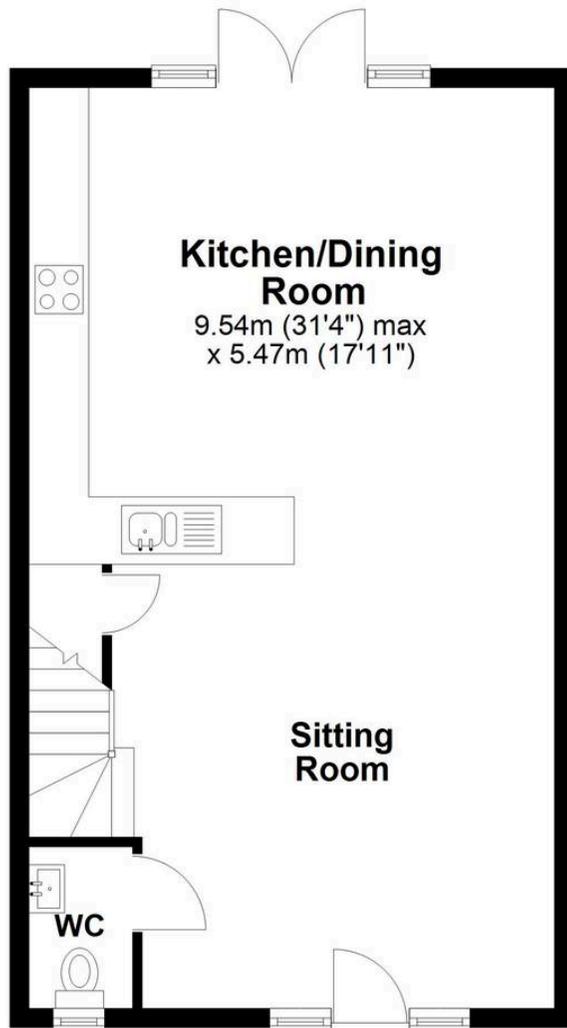
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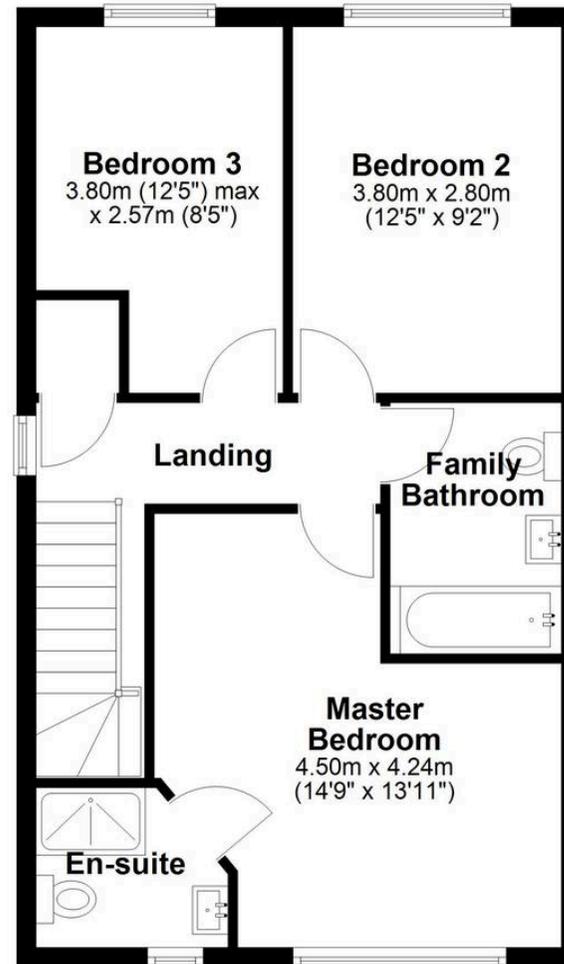
## Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



## First Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



Total area: approx. 104.4 sq. metres (1124.1 sq. feet)

## Waymark Property Limited

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - This plan is for illustrative purposes only.