



GRANT FRASER
TOWN & COUNTRY

50B High Street, Shrivenham, Swindon, Oxfordshire, SN6 8AA
Guide price £400,000



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Located in the heart of Shrivenham, this charming terraced cottage on High Street offers a delightful blend of character and modern living. Spanning an impressive 1,450 square feet, this property boasts a spacious 28-foot multi-use reception room, perfect for entertaining or relaxing with family. The kitchen diner, measuring 17 by 16.5 feet, overlooks a generous garden, providing a lovely backdrop for meals and gatherings.

This cottage features three bedrooms, ensuring ample space for family or guests. A convenient ground floor shower room adds to the practicality of the home, while a handy boot room and a generous store cupboard offer additional storage solutions.

The outdoor space is equally impressive, with a 37 by 28-foot garden that invites you to enjoy the fresh air and sunshine. Whether you wish to cultivate a garden or create a tranquil retreat, this area provides endless possibilities.

Situated on the High Street, residents will benefit from a variety of local amenities, including shops, delis, restaurants, and takeaways, all within easy reach. Families will appreciate the nearby village primary school, with bus services available for secondary education. For those commuting, Oxford is just 26.5 miles away, while Swindon is a mere 7 miles, making this location both convenient and desirable.

This cottage is a rare find, combining historical charm with modern comforts in a vibrant village setting. It is an ideal opportunity for anyone seeking a home that offers both character and convenience.

Description

Comprising entrance porch, boot room, reception, kitchen breakfast room, ground floor shower room, three bedrooms and main bathroom. The entrance porch has a secondary door into the main house, a handy and generous sized boot room is located off the porch offering plenty of space for jackets and shoes. The main reception is 28' long, the current owner has this room split into a traditional seating area and a further hybrid area with a desk and TV, allowing for the room to have multi functions, possibly a children's play room. There is a generous walk in cupboard located off this reception, this could come in handy for assisting with multi purpose of the room. There is also a ground floor cloakroom with shower located off the reception. To the rear of the property there is a 17' x 16'5 kitchen dining room, the sink overlooks the rear garden whilst patio doors provide access out to a decking area. On the first floor there are three bedrooms and bathroom with shower over the bath.

Outside there is a deck area spanning the rear of the property, steps lead up to a lawn with mature borders, a shed and small top patio.

Services: we are informed mains gas, electric, water and sewage.

Situation

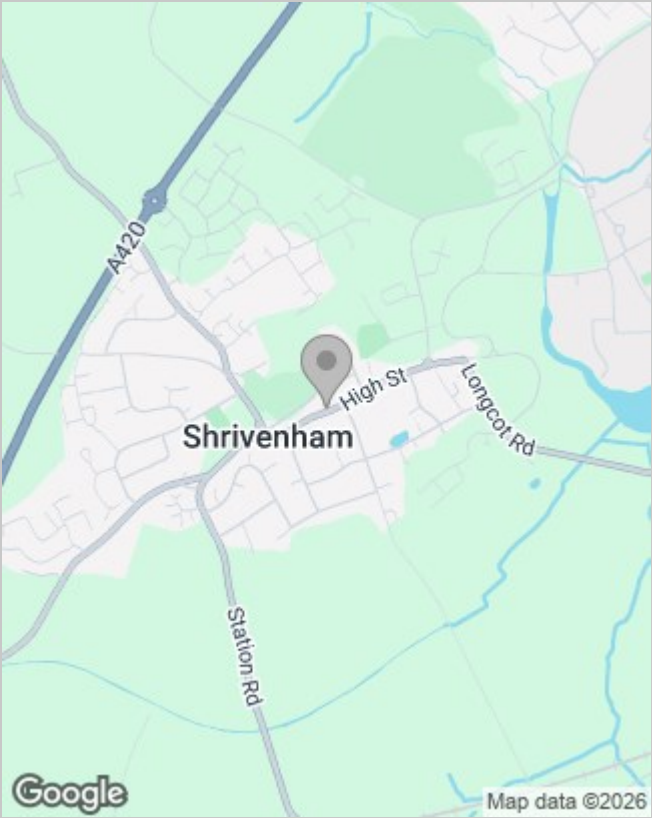
Shrivenham is a small Oxfordshire village situated c.7 miles out of Swindon centre. The High Street has an array of boutique shops, pubs, restaurants, takeaways and eateries. The famous Ridgeway area of outstanding natural beauty is within a short drive to the south, along with the immediate surrounding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

