# PerryBishop

PROPERTY MADE PERSONAL





- · Fabulous detached family home
- Four/five bedrooms with two en suites
- Extended and flexible living accommodation
- Family/dining area with concertina glass doors
- Dining room and snug
- · Exceptional outdoor living space & gardens
- · Outside kitchen with summerhouse/bar!
- Garden office with attached workshop

#### About the property

Built in 1905, this detached family home has been extensively refurbished and extended by the current owners and is complemented by a superb and larger than average garden. Both the house and gardens are stylishly presented and created to provide excellent entertaining space.

The accommodation comprises, on the ground floor, of a stylish entrance porch which leads to a wonderful hallway. In the heart of the home is a large sitting room with fireplace and double doors lead to the dining area. To the front of the house is an additional dining area which opens through to the impressive kitchen/family/dining room at the rear. Featuring a wall of folding doors that open to the garden, this 'L' shaped room comprises of a stylish fitted kitchen, with a large island, inbuilt double oven, microwave, gas hob with 'pop up' extractor, fridge, freezer and larder. There is ample space for a dining table along with a seating area. Adjacent to the kitchen is a handy utility room and cloakroom. In addition, on the ground floor there is a double bedroom with adjacent modern en suite shower room.

On the first floor, the master bedroom has an original fireplace and benefits from an en suite bathroom. There are three further double bedrooms and a refurbished family bathroom.

Externally, the property has driveway parking for three to four vehicles at the front and a large and very attractively landscaped garden to the rear which includes a lawn area, detached work-from-home office with a large store room attached, along with 'the palace' summer house that sits neatly next to the outside kitchen area. These useful outbuildings are accompanied by a firepit with seating area and a large and attractively paved patio seating area, along with a lawn, garden pond and garden shed.

#### **Additional Information**

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

#### **Amenities**

Shrivenham is one of the larger villages within the Vale of the White Horse and without question one of the most desirable in the area, with a thriving community. The village is located circa 5 miles north-east of Swindon and circa 5 miles south-west of the market town of Faringdon. The village is ideally located for access to the M4 (8 minutes away) and the A420 leading to Oxford and beyond. In addition to the Memorial Hall on the corner of Highworth Road and newly built primary school and pre-school in Raven Way, there is a lovely tree-lined high street with shops, restaurants, public houses, a doctors' surgery, chemist, Methodist church and parish church. There is a frequent bus service through the village from Swindon to Oxford and back, linking to rail services and airports.

#### Directions

From Faringdon, take the A420 in the direction of Swindon and after approximately four miles, at the roundabout, go straight over in the direction of Shrivenham. Continue over the next mini roundabout and stay on the road, passing the Shrivenham Golf Course on the right hand side, proceeding through the traffic calming until reaching the mini roundabout at the High Street. Turn right into the High Street, over the pedestrian crossing, over the mini roundabout and take the first turning on the right into Highworth Road. Follow this road and take the second turning left into Stallpits Road where the property can be found on the right hand side.

What3Words /// degree.envisage.automate

#### Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

#### **Local Authority**

Vale of the White Horse District Council.

Council Tax Band E.

#### Our reference

FAR/LH/CDH/09062025

#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

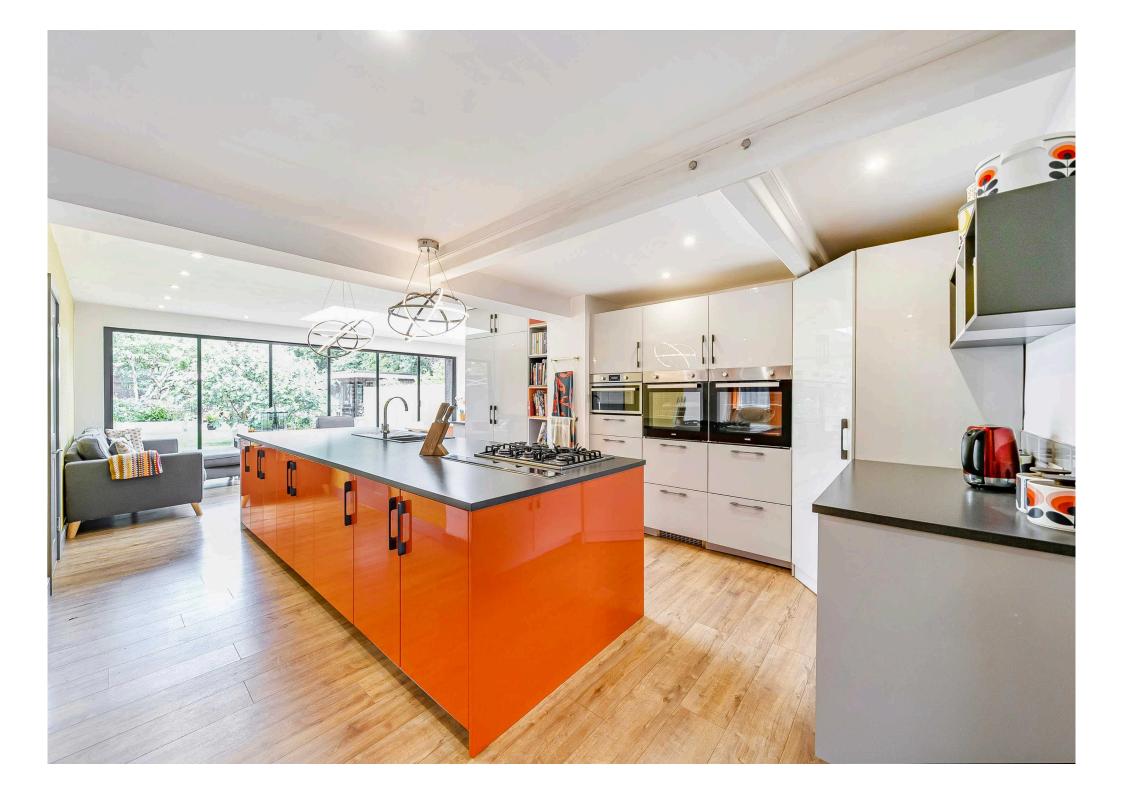
T: 01367 240356

E: faringdon@perrybishop.co.uk

## what the owner said

The house was built in 1903 and was the first house in the street and that is why it is called Downsfield. It's been a great family home and we have had some amazing parties here. It's a quiet street to live in and we have a good High Street in the village.







### Stallpits Road, Shrivenham, Oxfordshire, SN6





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer. These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific information we provide about the property is verified by yourself on inspection.

