

# PerryBishop

PROPERTY MADE PERSONAL



Claypits Lane, Shrivenham, Swindon, Oxfordshire, SN6 8AH

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## Key Features



4  
Bedrooms



4  
Bathrooms



4  
Receptions

- Detached Farmhouse dating back to 1885
- Set in a very private, secluded location
- Spacious and flexible accommodation throughout.
- Four bedrooms in the main house
- Annexe accommodation
- Lovingly extended and upgraded by the current owners
- Within easy walking distance to Shrivenham's centre
- Well kept gardens

## About the property

Yew Tree House is set in a very private, secluded location, yet within easy walking distance to Shrivenham's centre. The original farmhouse dates to 1885 and has been lovingly extended and upgraded by the current owners to now provide both spacious and flexible accommodation throughout.

Gravelled driveway parking leads around to the main entrance hallway. Doors take you through to the main sitting room, which opens into the dining area that has a bay window overlooking the beautiful rear garden. To the rear is a spacious conservatory which is large enough to be used as an additional seating and dining area and provides excellent views of the garden. An internal hallway provides access to the kitchen/breakfast room, which is fitted with a great range of units, with some inbuilt appliances, a fireplace and island unit with seating area. The hallway also provides access to the tv room, study and to a ground floor bedroom which has an en-suite bathroom with separate corner shower. This

bedroom is linked to an additional room that has some fitted units and so could be used as a kitchenette, thus making this side of the house into an annexe. In addition, on the ground floor is a utility room, a rear hallway.

To the first floor are three well-proportioned double bedrooms, with the master bedroom having an ensuite bathroom and inbuilt wardrobes. The other bedrooms also benefit from inbuilt storage. A family bathroom completes the first floor accommodation.

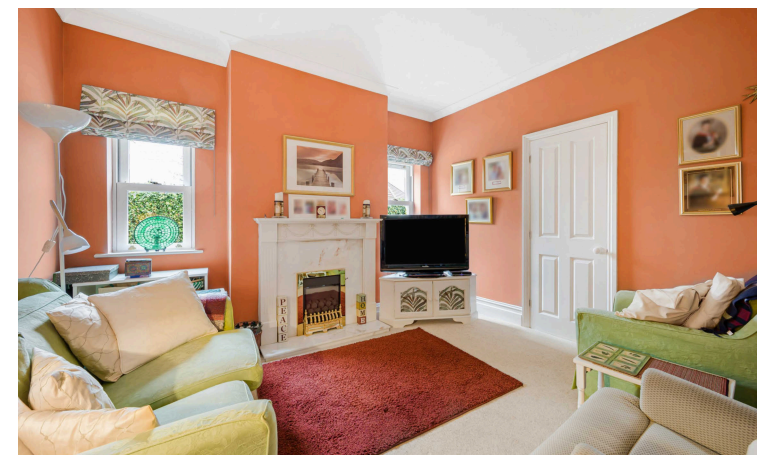
Externally, the gravelled driveway parking sweeps to two sides of the house. There is a detached double garage, with an electric roller door and a side room that is fitted with some base and wall units and has an adjacent shower room. Stairs lead to a large room above the garage, making this part of the property ideal to be used as additional accommodation with its own private low maintenance garden. A side gate leads from the driveway to the enclosed rear garden. This private garden is mainly laid to lawn surrounded by well stocked and maintained borders, with a patio area, summer house, garden pond and a well.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## 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. 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. The village itself has an extremely active community and a bypass built in 1984 ensures that Shrivenham's rural atmosphere is preserved. 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 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 towards Swindon. At the Watchfield roundabout take the second exit, and the second exit again at the mini roundabout. Continue on this road passing the turning to Watchfield High Street on the right, go around the bend and through the traffic calming chicane. Take the next right turn into Claypits Lane and follow this road until the end, where the property can be found on the right hand side.

What3Words: ///bowls.unhappily.unlisted

#### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

#### Local Authority

Vale of White Horse District Council

Council Tax Band- G

#### Our reference

FAR/LH/MS/16102024

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

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk







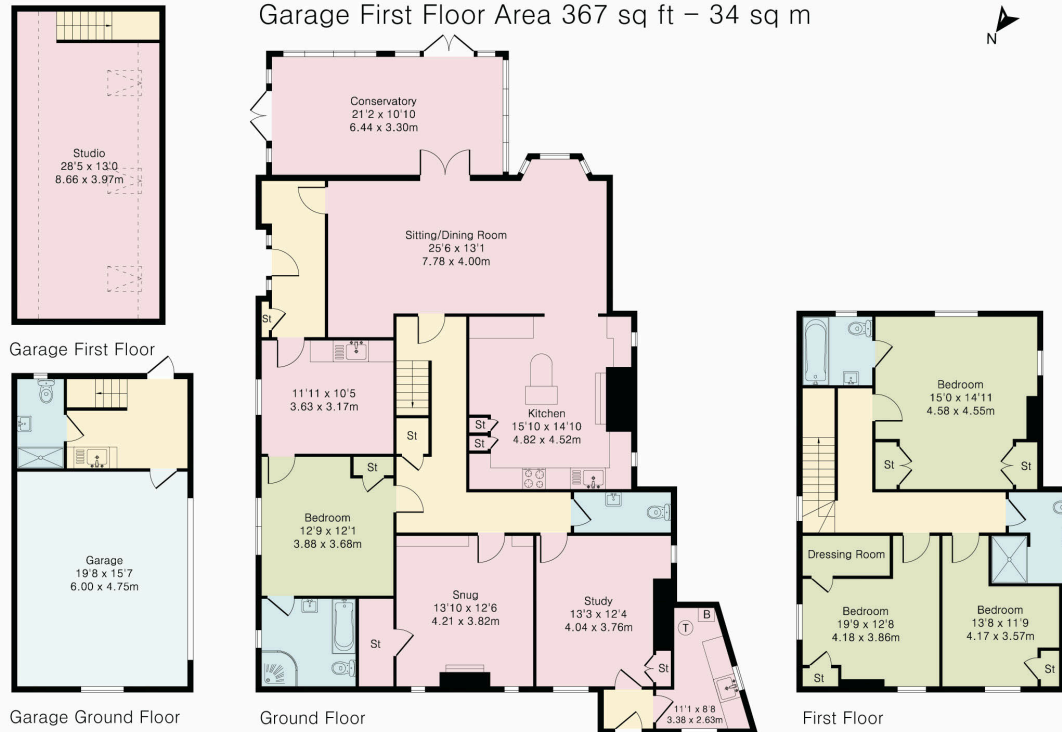
**Approximate Gross Internal Area 3530 sq ft - 329 sq m**

Ground Floor Area 1932 sq ft – 180 sq m

First Floor Area 792 sq ft – 74 sq m

Garage Ground Floor Area 439 sq ft – 41 sq m

Garage First Floor Area 367 sq ft – 34 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: [farindon@perrybishop.co.uk](mailto:farindon@perrybishop.co.uk)

[perrybishop.co.uk](https://perrybishop.co.uk)

**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.

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