

# PerryBishop

PROPERTY MADE PERSONAL

**High Street,** Watchfield, Oxfordshire SN6 8SW



Great first home or investment • Two double bedrooms • Two porches • Kitchen/dining room • Rent potential £1400pcm; yield 6.2% • Downstairs cloakroom • Extensive front and rear gardens • Driveway parking for several cars • EPC C



# High Street,

Watchfield, Oxfordshire SN6 8SW

## Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A fantastic end of terrace home in the popular village of Watchfield.

The accommodation comprises a porch leading into an internal hall with stairs to the first floor. There is a bright living room to the front and kitchen/diner to the rear, fitted with an array of floor and wall mounted units. A ground floor cloakroom and second porch lead out to the rear garden.

Upstairs are two double bedrooms, both a great size, and a family bathroom fitted with a modern white suite.

Outside, to the front of the property, is a lawned garden and recent driveway added, providing parking for several cars. At the rear is a fantastic area, laid predominantly to lawn with two patio areas and private outlook.

It is of note that the neighbour has access through the grounds to their garden; however this has only been used a handful of time during their ownership and never without asking.

## 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

Watchfield has a charming village centre with a church, village hall and public house, and a small shopping centre with a public house and a restaurant near the roundabout with the A420. The Defence Academy of the United Kingdom provides post-graduate level education for UK and overseas military personnel. Many students and staff live in the village and play an active part in community life. The excellent village primary school has children from several different countries, which makes for an interesting learning environment.

Together, Watchfield and Shrivenham make one of the larger village areas within the Vale of the White Horse and are located to the north east of Swindon (circa 5 miles) and to the south west of the market town of Faringdon (circa 5 miles). A bypass built in 1984 ensures that the rural atmosphere of both villages is preserved. Shrivenham also has an extremely active community. There is a lovely tree-lined high street with shops, restaurants, public houses, a doctors' surgery, village primary school and an impressive church, parts of which date back to the 11th Century. There is also a golf course.

Both villages are ideally located for access to the M4 at Swindon and the A420 leading to Oxford and beyond. There is a frequent bus service from Swindon to Oxford and back.

## Directions

From Faringdon, take the A420 in the direction of Swindon and after approximately 4 miles take the second exit at the roundabout.







Proceed to the next roundabout and take the second exit heading in the direction of Shrivenham. Take the second turning on the right into Watchfield High Street and the property can be found half way up on the right hand side.

What3Words: ///pickle.wonderful.fermented

#### 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 B

#### Our reference

FAR/KB/KF/30052025

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

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### *what the owner said*

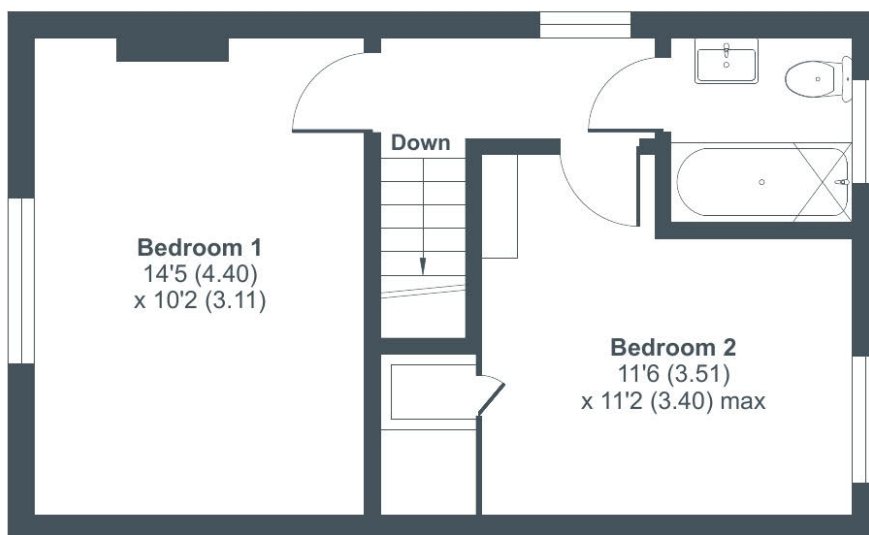
"The house is set in a peaceful village with fantastic local walks. The house is just a short walk from shops, pubs, and amenities. Tucked away from the road, it boasts a south-facing garden, perfect for long summer evenings on the patio."



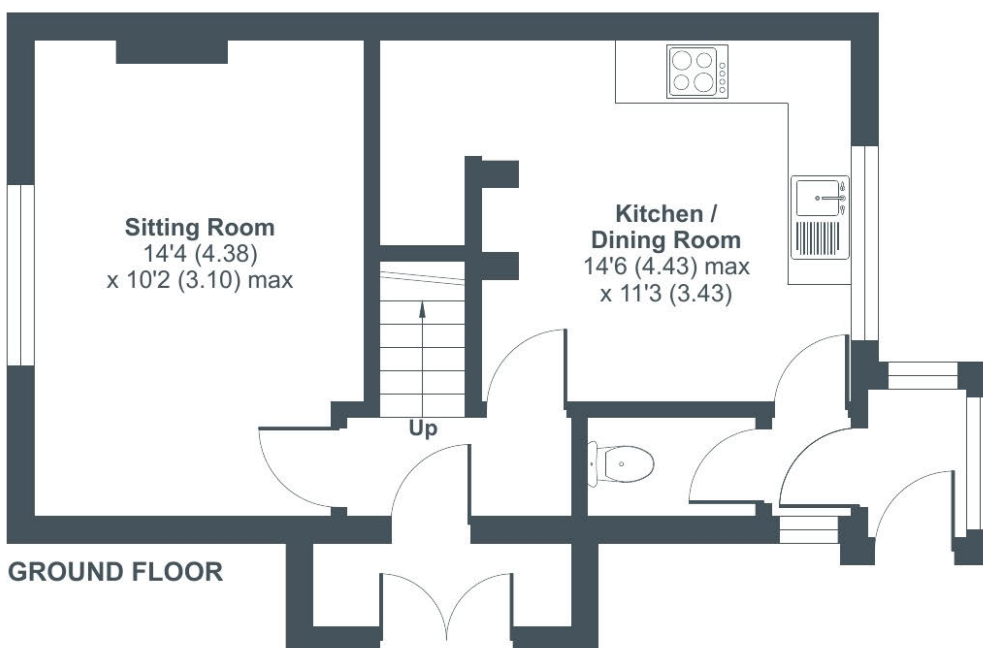
# High Street, Watchfield, Swindon, SN6

Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1299940

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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 fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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