

## Lapwing Lane, Watchfield, Oxfordshire SN6 8RS



Fantastic family home • Four double bedrooms and two bathrooms • Kitchen/diner • Study •  
Bright double aspect living room • Large front garden with very private rear garden • Garage and  
ample parking • End of chain • EPC C

# Lapwing Lane,

Watchfield, Oxfordshire SN6 8RS

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

This former show home is situated on the edge of the development with a large front garden, ample parking and an attached single garage. A fantastic family home which is ideally positioned for access to the A420 to Oxford and Swindon. Watchfield and nearby Shrivenham boast two popular village primary schools, an award-winning delicatessen, a supermarket and other pubs and restaurants.

The ground floor comprises a lovely light family kitchen/dining room with French doors on to the rear garden and integral appliances, including a double oven, gas hob with extractor over, dishwasher, hot tap and waste disposal unit. The sitting room boasts a contemporary gas fireplace and an attractive bay window, there is a ground floor study and a utility/cloakroom fitted with a washer/dryer.

On the first floor are four double bedrooms, the master bedroom enjoying fitted wardrobes and an en suite shower room. A family bathroom completes the internal accommodation.

Outside, the front garden has been landscaped to include raised vegetable beds and fruit trees. The driveway is blocked paved and gravelled, allowing plenty of off-road parking and access to an attached single garage with rear door to the garden. The rear garden is incredibly private and landscaped to include patio areas, a water feature and a further terrace which currently houses a hot tub.

This property is offered to the market as end of chain.

## 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, and Methodist and Church of England churches. There is also a newly built primary school with nursery, and 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 towards Swindon and after approximately four miles, at the roundabout, take the second exit. Take the third exit at the next roundabout on to Majors Road. Proceed along this road, taking the second turning on the left into Lapwing Lane. The property can be found on the right hand side.

What3Words: ///earlobe.shepherdess.presented

## 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 F

## Our reference

FAR/HD/KF/06102025

## We'd love to hear from you

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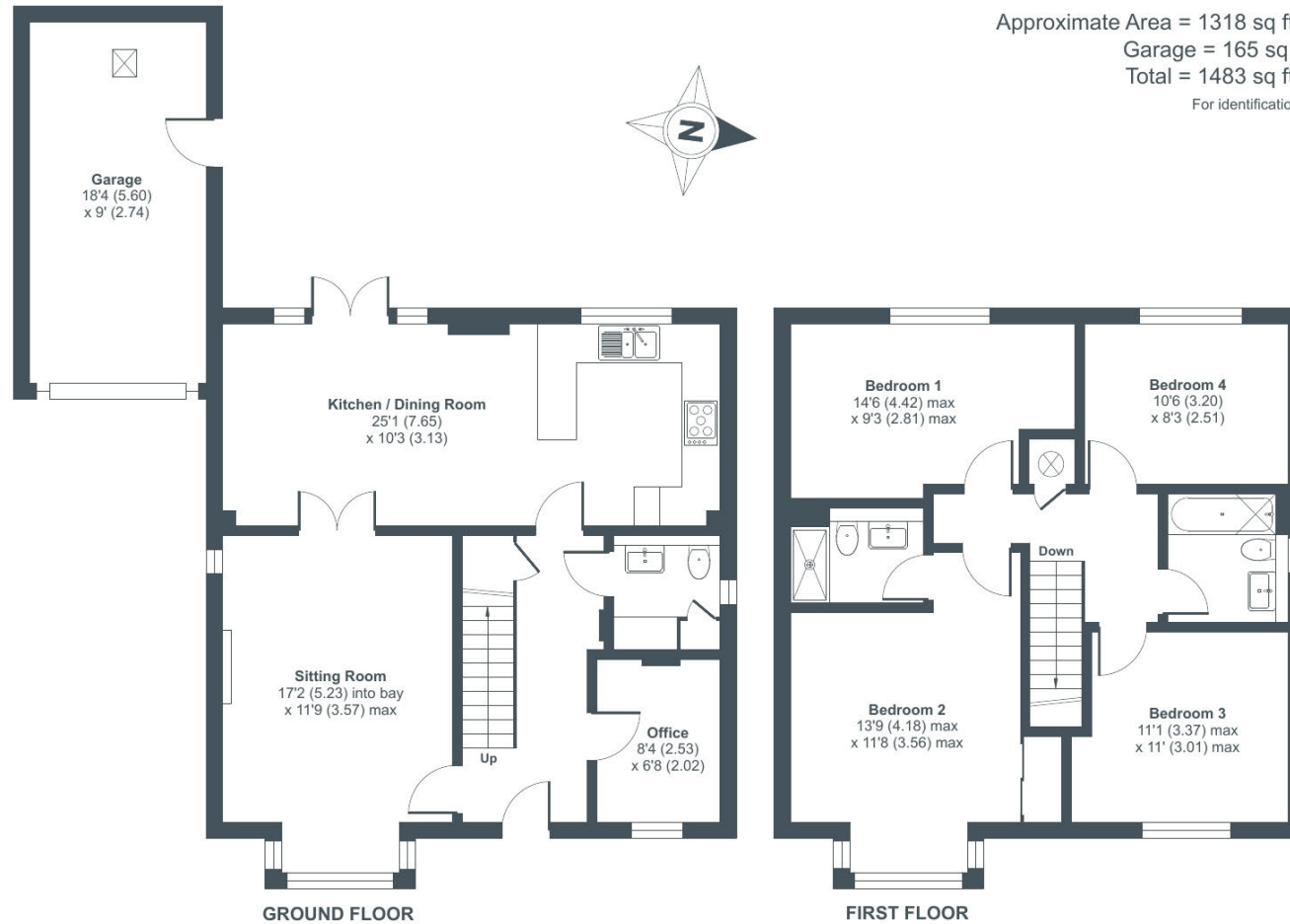
## Lapwing Lane, Watchfield, Swindon, SN6

Approximate Area = 1318 sq ft / 122.4 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1360976



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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.

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