

## Hazells Lane, Shrivenham, Oxfordshire, SN6 8DS



Detached home • Three double bedrooms • Desirable location • Integral garage • Fabulous garden • Off road parking • In need of cosmetic updating • EPC E

# Hazells Lane,

Shrivenham, Oxfordshire, SN6 8DS

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A fantastic, detached home situated on a very desirable road in the village of Shrivenham, within easy reach of the High Street with numerous facilities. This property has been in the family for over 60 years and although in good condition, offers a wonderful opportunity for someone to add their own stamp.

The accommodation comprises a hall with stairs to the first floor. There is a spacious living room to the front with feature electric fireplace and doors take you through to a separate dining room/snug. The kitchen has floor and wall-mounted units and a door takes you out to the garden. Completing the downstairs is a larder/utility and cloakroom.

Upstairs are three good size double bedrooms with the larger two benefiting from ample in-built wardrobes. These are all serviced by a family shower room offering a large amount of storage.

Outside the current owners have added a separate sunroom in the garden which could also be utilised as a work-from-home office and storage. The rear garden is large, laid predominantly to lawn with mature hedges and borders. At the front is driveway parking in front of a single garage.

## 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 to the north east of Swindon and circa 5 miles to the 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. There is a lovely tree lined high street with shops, restaurants, public houses, a doctors' surgery, chemist, garage (for servicing and MoTs) village primary school, nursery and impressive Church, which has parts dating back to

the 11th Century. 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 for c 4 miles. At the roundabout take the second exit towards Shrivenham and the second exit again at the mini roundabout. On reaching the next mini roundabout, turn right into Shrivenham then the first left into Hazells Lane. The property can be found towards the end on the left hand side.

## Services & Tenure

The tenure is Freehold. Mains electricity, water and drainage are connected.

## Local Authority

Vale of White Horse District Council

Council Tax Band: D

## Our reference

FAR/HD/RN/14042023

## We'd love to hear from you

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# Hazells Lane, Shrivenham, Swindon, SN6

Approximate Area = 1053 sq ft / 97.8 sq m

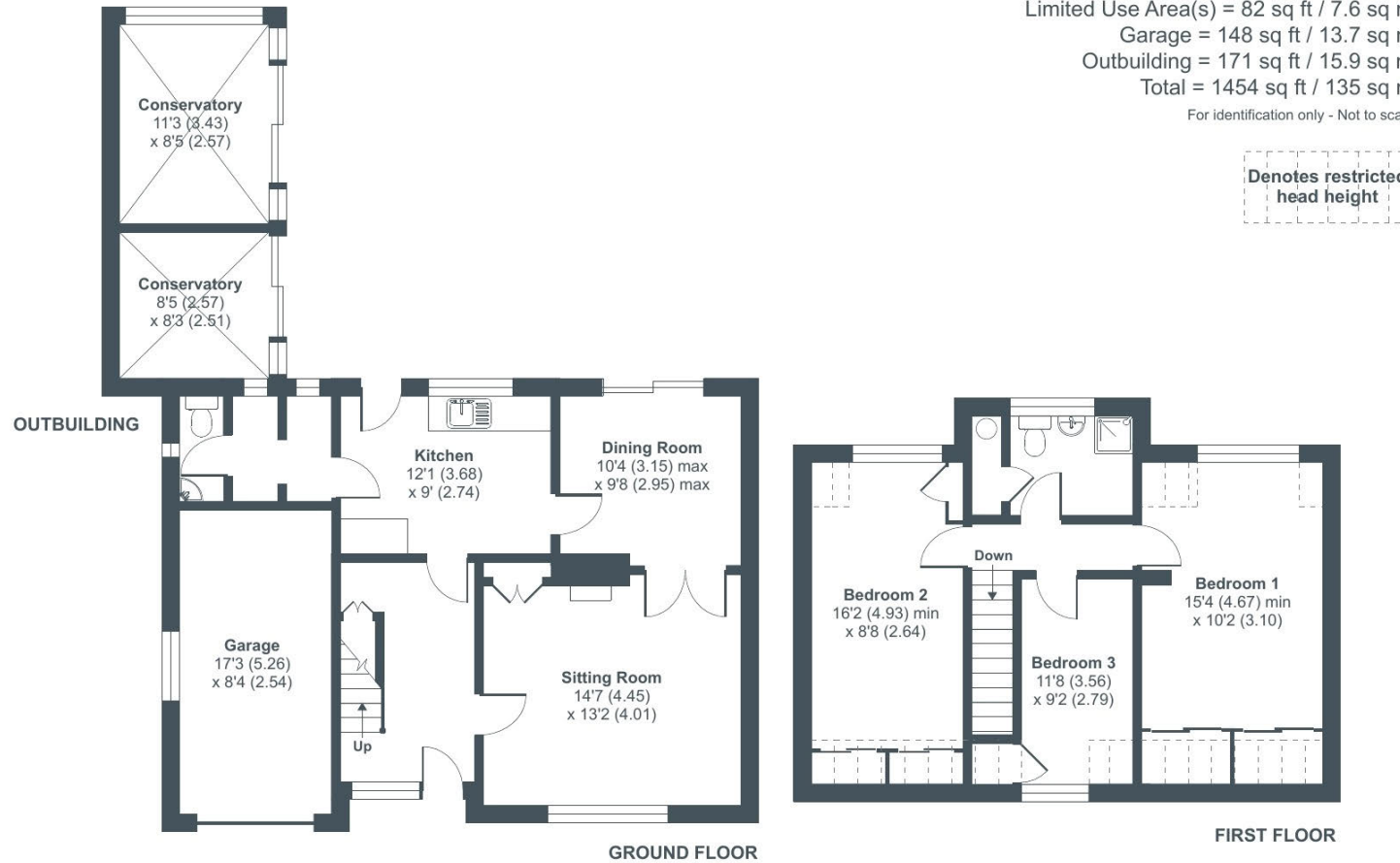
Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 148 sq ft / 13.7 sq m

Outbuilding = 171 sq ft / 15.9 sq m

Total = 1454 sq ft / 135 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheconom 2023. Produced for Perry Bishop & Chambers. REF: 974146



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