

PerryBishop

PROPERTY MADE PERSONAL

High Street, Watchfield, Swindon, Oxfordshire, SN6 8TL



Two double bedroom home • Great for 1st time buyers and down sizors alike • Fitted kitchen • Modern bathroom • Enclosed rear garden • Large front garden • Garage • Ample parking • EPC E

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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Situated off the main high street in Watchfield is this wonderful mid-terrace home with a great sized garden, garage, and ample driveway parking. Watchfield is ideally situated for access to the A420 for Oxford and Swindon and boasts a popular village primary school with along with several amenities.

Upon entering you are greeted by a hall and stairs to the first floor. The sitting / dining room is open plan, with a conservatory / sunroom at the rear and lovely outlook over the garden. The kitchen is opened to the dining area and offers a range of floor and wall mounted units and there is further access to the rear garden.

On the first floor there are two good-sized bedrooms and a modern family bathroom.

Outside, there is a spacious front garden with path leading to

the door. The rear garden is fully enclosed, incredibly private and laid predominantly to lawn with a patio area . There is also a single garage and off-road parking for several vehicles.

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

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 towards Swindon. After approximately four miles. At the roundabout, take the second exit towards Watchfield and Shrivenham and continue over the mini roundabout by the entrance to the Defence Academy. Take the third turning right into Watchfield High Street and then the property can be found at the end of the road just on the corner of Star Lane.

What3Words: ///unimpeded.straws.tape

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- C

Our reference

FAR/HD/MS/16102024

We'd love to hear from you

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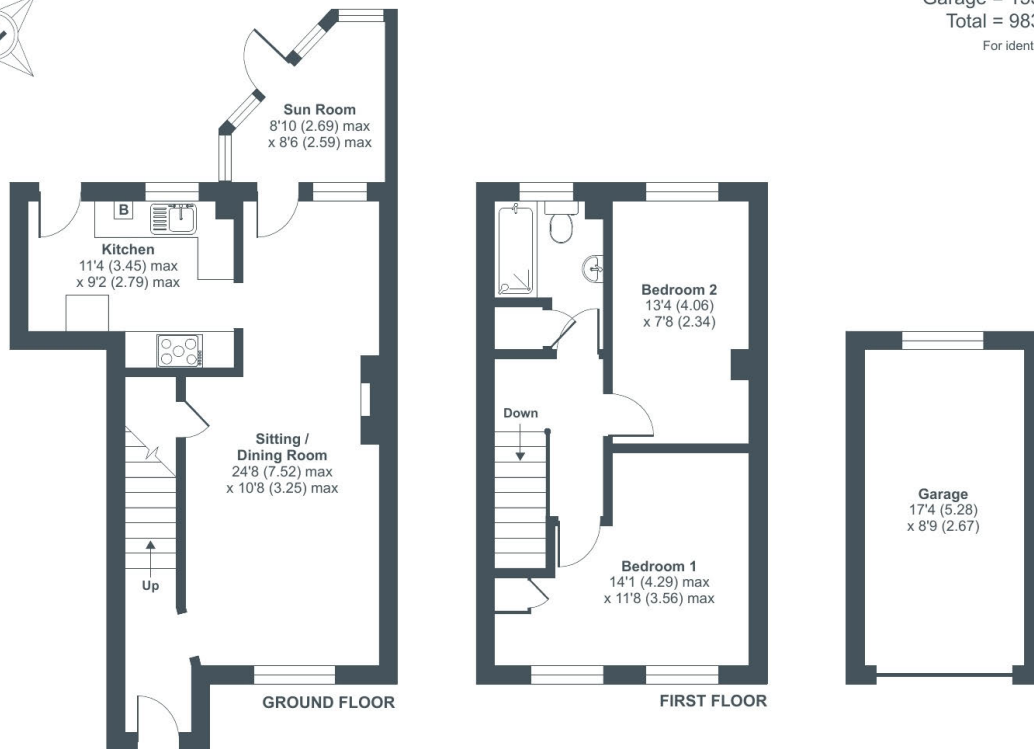
High Street, Watchfield, Swindon, SN6

Approximate Area = 830 sq ft / 77.1 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 983 sq ft / 91.3 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). © richcom 2024. Produced for Perry Bishop. REF: 1202926

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PROPERTY MEASUREMENT

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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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