

## Curtis Close, Watchfield, Oxfordshire SN6 8RP



Family home in village location • Master bedroom with en suite • Three further double bedrooms  
• Open plan kitchen/dining room • Separate dual-aspect sitting room • Separate home  
office/playroom • Garage with parking • No onward chain • EPC B

# Curtis Close,

Watchfield, Oxfordshire SN6 8RP

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

A beautifully presented home, situated on the edge of the development with views over open fields, parks and far reaching to the hills beyond. This property is ideally situated for access to the A420 for Oxford and Swindon and lies within a village which boasts a popular village primary school with along with several amenities.

The ground floor comprises an entrance hall with stairs rising to the first floor. The living room is exceptionally bright and features a box bay window to the front with an attractive outlook. At the rear is a large, kitchen/dining room with French doors out to the garden. The kitchen area has ample floor and wall mounted units and many integrated appliances. There is a separate utility/cloakroom and ground floor study.

On the first floor sit four double bedrooms. The master is of a very good size with fantastic views and further benefits from fitted wardrobes and an en suite shower room. A family bathroom completes the accommodation.

Outside, the rear garden is incredibly private and laid predominantly to lawn with a patio area and gated access to the drive. There is a single garage with parking at the side of the house for two 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, and an impressive church, parts of which date back to the 11th Century. There is also a 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 and proceed along Majors road, taking the second turning on the left into Lapwing Lane. Take the next right on to Curtis Close and the property can be found toward the end on the right hand side.

## Services & Tenure

The tenure is Freehold. There is a service charge of £302 per annum for upkeep of the common areas of the estate. 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/27092024

## We'd love to hear from you

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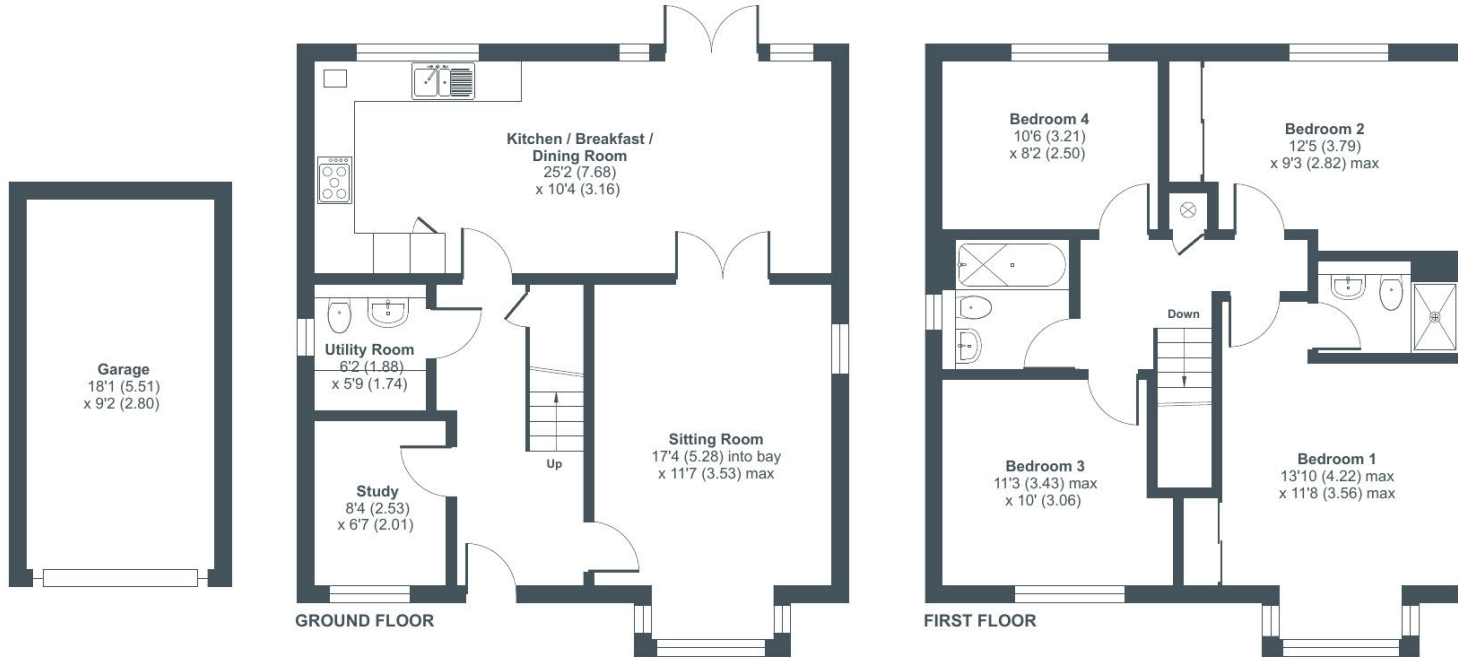
# Curtis Close, Watchfield, Swindon, SN6

Approximate Area = 1320 sq ft / 122.6 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1486 sq ft / 138 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). © nchecon 2024. Produced for Perry Bishop. REF: 1191533



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