

Perry Bishop

PROPERTY MADE PERSONAL

Roman Way, Shrivenham, Oxfordshire SN6 8FA



Detached family home • Three bedrooms • Dual aspect sitting room • Fitted kitchen with dining area • En-suite to master bedroom • Single garage and driveway parking • Enclosed rear garden • Small cul-de-sac • EPC B



Roman Way,

Shrivenham, Oxfordshire SN6 8FA

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

This modern three bedroom detached house is situated in a small cul de sac, within this popular area of Shrivenham. The property is arranged over two floors and is in excellent condition throughout.

The accommodation includes a good-sized entrance hall, with stairs rising to the first-floor landing and a modern downstairs cloakroom. To the right of the hallway is the spacious dual-aspect living room, with the stylish modern kitchen/dining room situated to the left of the hallway. Fitted with a range of matching units, the kitchen includes an integrated oven, hob, integrated fridge/freezer and space for a dishwasher and washing machine; French doors open from the dining area into the rear garden. At the rear of the kitchen is a handy store cupboard.

On the first floor, leading from the landing, the master bedroom has a fabulous range of inbuilt Sharpes wardrobes

and the benefit of an en suite shower room. There are two further well proportioned bedrooms. The main family bathroom offers a modern suite comprising a bath, low level WC and hand wash basin.

Externally, the property has a lovely rear garden which has a patio area closest to the house and lawn area with some planted borders. Gated access leads to the garage and driveway parking for a couple of vehicles.

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 north-east of Swindon and circa 5 miles 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.

Directions

From Faringdon, take the A420 towards Swindon and at the Watchfield roundabout, take the second exit to Shrivenham. Take the second exit at the next roundabout and follow the road into Shrivenham. Turn right at the mini roundabout into the High Street and, at the far end, turn right into Highworth Road and first left into Martens Road. Turn right into Colton Road which leads into Roman Way. The property can be found on the left hand side.

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 D

Our reference

FAR/LH/KF/30042024

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

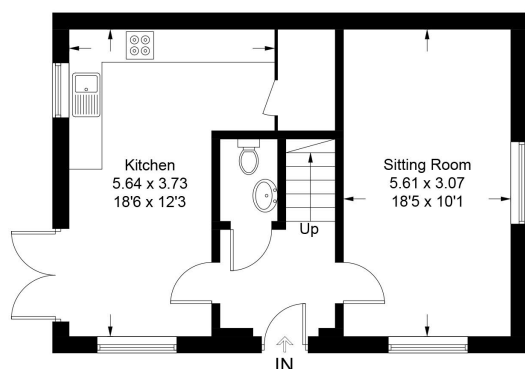
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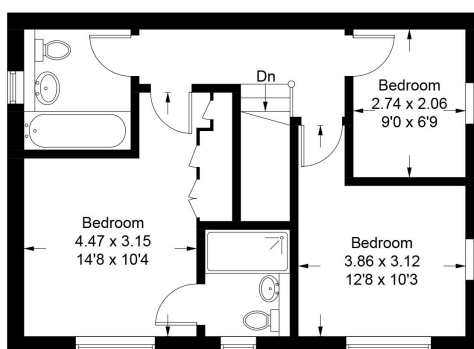


7 Roman Way

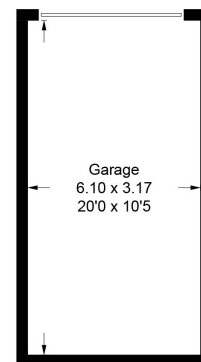
Approximate Gross Internal Area = 90.5 sq m / 974 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 109.7 sq m / 1181 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079268)

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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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