

PerryBishop

PROPERTY MADE PERSONAL

Gealer Grove, Shrivenham, Oxfordshire SN6 8FQ



Deceptively spacious detached home • Three double bedrooms • Open plan kitchen/dining room • Utility room • Driveway parking and single garage • Bespoke built office in garden • Quiet cul de sac location • Potential for a short onward chain • EPC B



Gealer Grove,

Shrivenham, Oxfordshire SN6 8FQ

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Stepping in through the front door, you enter the hallway, with stairs rising to the first floor, a large cloakroom and two storage cupboards. On your right is the living room, with large windows flooding the room with natural light, and you can enjoy the views over the local fields. At the rear is a large 18ft long kitchen/dining room. The kitchen is fitted with a range of wall and base units with integrated white goods to include dishwasher, oven, gas hob, extractor fan and fridge/freezer. The room can accommodate a large table for the whole family to sit around and there are patio doors out onto the garden. There is also a separate utility room with additional storage and integrated washing machine.

To the first floor are three double bedrooms, all with built in wardrobes, the largest bedroom, at the front of the house, overlooks those same stunning views and has an en suite with a recently refitted shower. The fourth bedroom is a good-sized single room or office. Completing the accommodation is the

family bathroom, fitted with a modern white suite.

Externally the garden is mainly laid to lawn, with an extended patio closest to the patio doors, raised vegetable bed and access into the single garage. There is also the wonderful benefit of an outdoor studio/office down the side of the house, with electrics and heating - this space is a tremendous benefit.

Stepping out of the front door, you can get straight on to the circular walk around Shrivenham. The driveway to the side of the house has ample parking and is fitted with an EV charging point.

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

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, with a thriving community. 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. In addition to the Memorial Hall on the corner of Highworth Road and newly built primary school and





pre-school in Raven Way, there is a lovely tree-lined high street with shops, restaurants, public houses, a doctors' surgery, chemist, Methodist church and parish church. 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, and the second exit again at the mini roundabout. On reaching the next mini roundabout, turn left into Longcot Road. Take the second right turn into Ballingers and follow the road round, taking the turning to Gealer Grove on your right. At the end of the road, turn left and the property can be found on the right hand side.

What3Words: ///brightly.courier.aliennated

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. A service charge of (tbc) per annum is payable for maintenance of the common parts of the estate.

Local Authority

Vale of White Horse District Council
Council Tax Band E

Our reference

FAR/KB/KF/10022025

We'd love to hear from you

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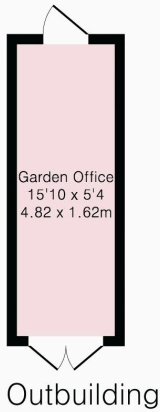
Approximate Gross Internal Area 1275 sq ft - 127 sq m (Excluding Outbuilding)
Approximate Gross Internal Area 1459 sq ft - 135 sq m

Ground Floor Area 583 sq ft - 54 sq m

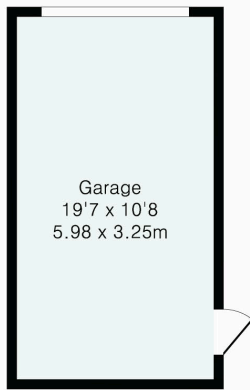
First Floor Area 583 sq ft - 54 sq m

Garage Area 209 sq ft - 19 sq m

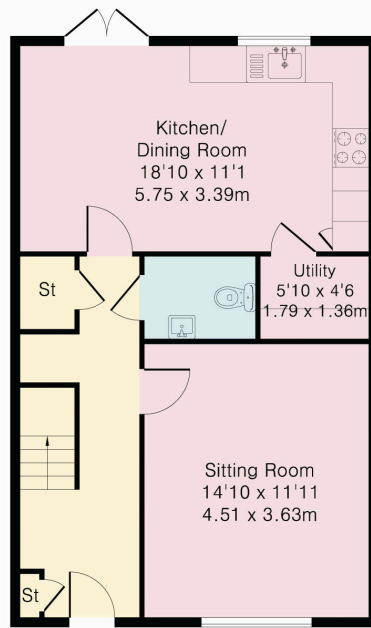
Outbuilding Area 84 sq ft - 8 sq m



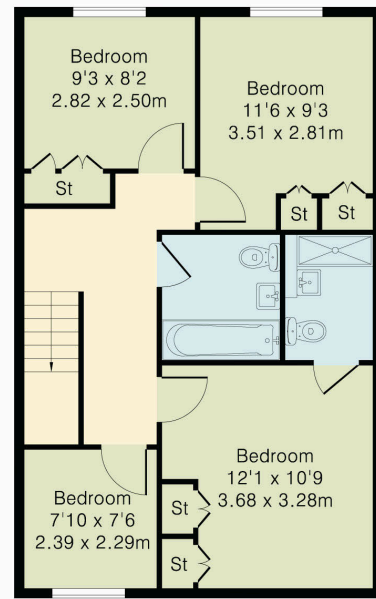
Outbuilding



Garage



Ground Floor



First Floor



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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