

Shrivenham, Swindon, Oxfordshire, SN6 8GD



Immaculately presented • Two allocated parking spaces opposite • Bi-fold doors out to the garden • Large shed in garden • Wonderful village location • Two double bedrooms • En-suite and built in wardrobes in main bedroom • Rent potential £1,400pcm; yield potential 5.17% • EPC B

## Shrivenham, Swindon, Oxfordshire, SN6 8GD

### Key Features



2  
Bedrooms



2  
Bathrooms



1  
Reception

### About the property

Upon entering the property, you are greeted by a welcoming hall with downstairs cloakroom and stairs to the first floor. Off the hall sits a kitchen, fully fitted with inbuilt fridge / freezer, oven, washing machine, microwave, induction hobs and dishwasher with space for a small table or further storage. The living/dining room is a great size with bi-fold doors leading out to the garden and an additional storage cupboard.

Upstairs are two large and bright double bedrooms and the master benefits from a modern en-suite shower room and built in wardrobes. A family bathroom completes this floor.

Outside the front of the property there is parking for two cars. Gated side access leads into the rear garden, which is a good size, predominantly laid to lawn with a patio area - ideal for summer BBQs. There is also an outside power point and a large shed.

### 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 and at the Watchfield roundabout, take the second exit to Shrivenham. Take the second exit at the mini 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 take the second right into the new development, Raven Way. Follow the road and turn right into Prince Drive taking the third left onto Benfield Place. At the T-junction turn left again, following the road to the end and bearing right.

What3Words /// lion.tribune.suspends

### Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Service charge is £195.00 per annum (TBC) for upkeep of common areas of the estate

### Local Authority

Vale of the White Horse District Council

Council Tax Band C

### Our reference

FAR/KB/CDH/28052025

### We'd love to hear from you

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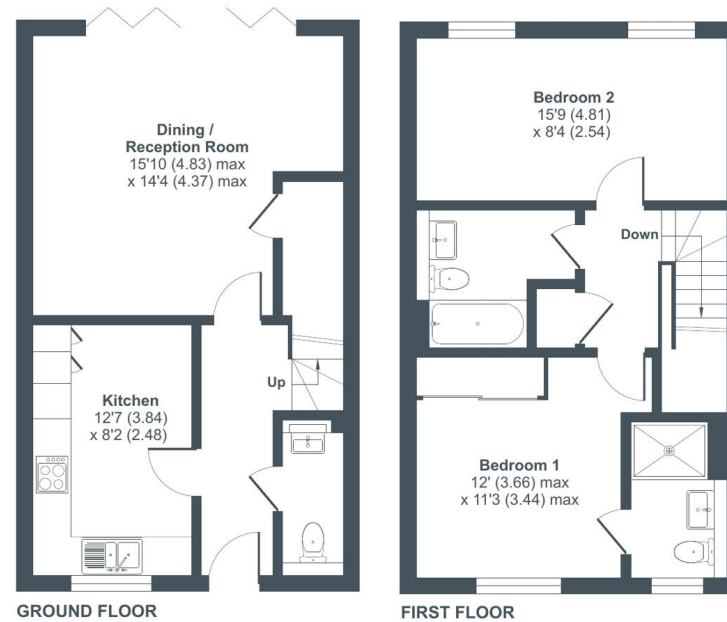




## Benfield Place, Shrivenham, Swindon, SN6

Approximate Area = 880 sq ft / 81.7 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). © nichecom 2025. Produced for Perry Bishop. REF: 1290804



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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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