

## Chestnut Gardens, Shrivenham, Oxfordshire SN6 8DE



No onward chain • Private gated development • Lovely community • Over 55s development • Flexible accommodation • Downstairs bedroom and adjacent shower room • Additional room upstairs could be an en suite/dressing room • Single garage and driveway parking • EPC B

# Chestnut Gardens,

Shrivenham, Oxfordshire SN6 8DE

## Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

Immaculately presented with flexible accommodation for both upstairs and downstairs living. Within walking distance of the High Street and all its amenities. For sale with no onward chain.

Built by a highly regarded developer seven years ago, this unique development is designed for a relaxing retirement for the over 55s. Chestnut Gardens is gated and spacious and offers a central grassed area with oak trees, a range of shrubs and a summer house.

On entering the property, there is a good-sized entrance hall with a wonderful shower room and cloakroom facility. On your left is the large dual aspect living/dining room, centred around an electric vapour fireplace. This then provides access to the kitchen, fitted with a range of wall and base units as well as integrated white goods that include; fridge/freezer, washer/dryer, electric hob, dishwasher, oven and microwave. At the back of the living room, glass doors open out onto the garden room, a wonderful spot to sit and relax. There is also an additional reception room that can be used as a downstairs bedroom if required.

To the first floor are two large double bedrooms, both benefitting from built-in wardrobes and the largest has access to a Jack-and-Jill bathroom. There is also an additional upstairs room that some residents have converted into dressing rooms/en suite. Back on the landing are two large storage cupboards and a Velux window, flooding the space with natural light.

Externally, the garden offers great privacy enclosed by mature shrubs and trees, mainly laid to lawn with a patio area closest to the house and a washing area. A side gate leads round to the front of the house where there is driveway parking and a single garage, with an electric up and over door. Also in the garage is a separate sink, space and plumbing for a washer/dryer and ample roof and floor storage.

## 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. The village is located circa 5 miles to the north east of Swindon and circa 5 miles to the 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. The village itself has an extremely active community and a bypass built in 1984 ensures that Shrivenham's rural atmosphere is preserved. There is a lovely tree lined high street with shops, restaurants, public houses, a doctors' surgery, chemist, garage (for servicing and MoTs) village primary school, nursery and impressive Church, which has parts dating back to the 11th Century. 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 after approximately four miles, at the roundabout, take the second exit signed Shrivenham and Watchfield. Cross over the next roundabout and continue into Shrivenham, turning right at the mini roundabout on to the High Street. Continue over the next roundabout and turn right on to the B4000 towards Highworth. Turn down Queen's Crescent on your right, halfway down on your left are a set of wooden gates, Chestnut Gardens is located through here and directly in front of you.

What3Words: ///dunes.proudest.amuses

## Services & Tenure

The tenure is freehold. All mains services are understood to be connected. There is a service charge of £3,208 per annum to cover upkeep of the common parts of the estate.

## Local Authority

Vale of White Horse District Council

Council Tax Band- F

## Our reference

FAR/KB/MS/03072025

## We'd love to hear from you

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## what the owner said

"This has been a magical place for my mum to live within a supportive community of houses for over 55s where everyone looks out for each other. The house has been perfect with great heating and insulation and has worked for her as her needs changed and she needed to move downstairs. Shrivenham is a thriving village with so many clubs and groups to join and all the amenities you might want from shops, pubs, café, post office, doctors and pharmacy. All within a short 5 minute walk."











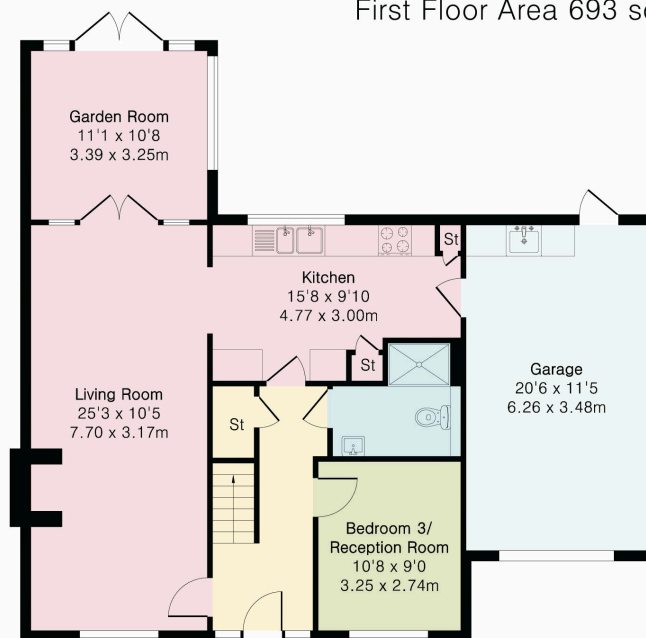




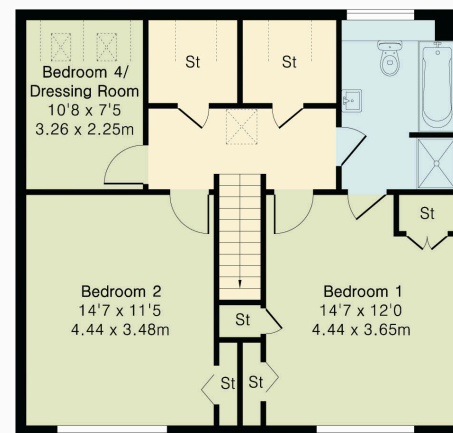
## Approximate Gross Internal Area 1750 sq ft - 162 sq m

Ground Floor Area 1057 sq ft – 98 sq m

First Floor Area 693 sq ft – 64 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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