

21 Squires Road



Extended downstairs for an additional reception room • Landscaped garden with decked area to the rear • Quiet cul-de-sac location • Double length garage with plumbing and boarded loft • Ample driveway parking • Great village location • Rent potential £1,500, yield potential 5.3% • Modern bathroom suite with separate shower cubicle • EPC C

21 Squires Road

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Stepping in through the front door and into the porch, you enter into the large living room with stairs rising to the first floor. The kitchen/dining room is fitted with a range of wall and base units as well as space and plumbing for white goods. At the back of the house is a further reception room, fitted with Velux windows and overlooking the garden. This also provides access to the cloakroom and back door.

To the first floor are three bedrooms, two of which are good-sized doubles with built-in storage and the third a great single. All bedrooms are then serviced by the family bathroom, fitted with a modern white suite.

Externally, the garden is beautiful manicured, with a raised decked patio, the perfect spot for a table and chairs. Along the edge are raised beds planted with mature plants and shrubs as well as space for a good-sized shed. From the garden you also have access into the tandem double garage, which has been boarded out in the loft for additional storage as well as space and plumbing for a utility space and sink. To the front of the house is ample driveway parking for several cars, and a Mediterranean style front garden.

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

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 new 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. At the next roundabout, take the second exit and after a short distance take the right turn into Watchfield High Street. Take the second left in to Squires Road, following it down to the bottom where the property can be found on your right hand side.

What3Words /// unlimited.lakeside.escalates

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

The Vale of White Horse Council District

Council tax band C.

Our reference

FAR/KB/CDH/14052025

We'd love to hear from you

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what the owner said

"If I could pick it up and move the house to the area I need to move to then I would!"









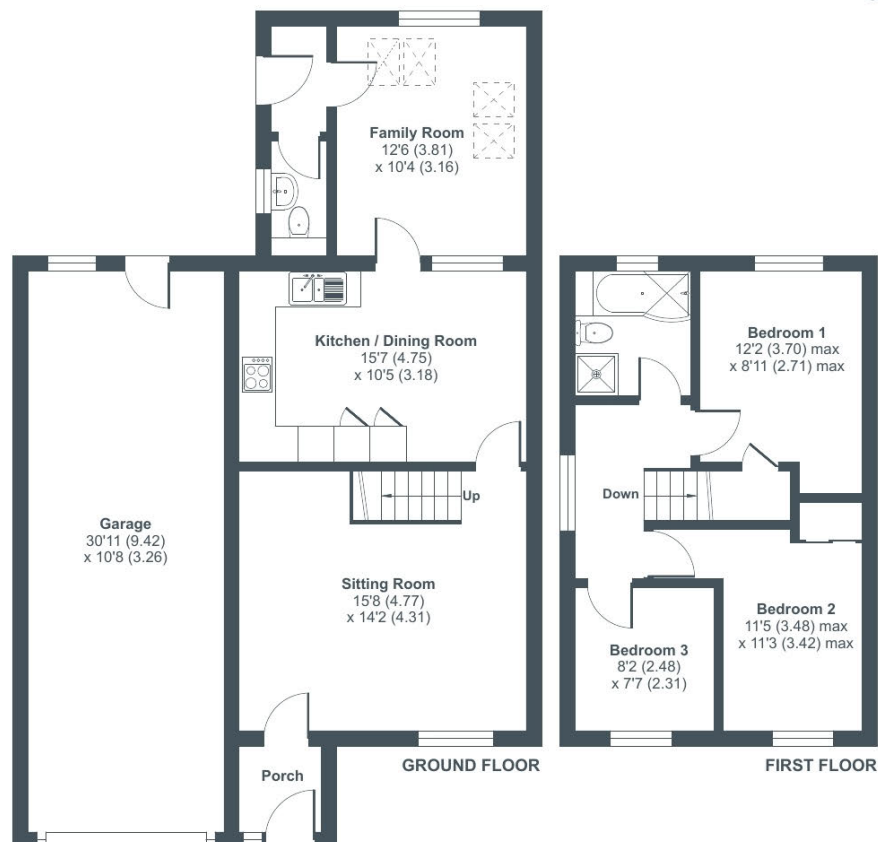
Squires Road, Watchfield, Swindon, SN6

Approximate Area = 994 sq ft / 92.3 sq m

Outbuilding = 327 sq ft / 30.3 sq m

Total = 1321 sq ft / 122.6 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). © n/checom 2025. Produced for Perry Bishop. REF: 1286828



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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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