

**Roman Way**, Shrivenham, Oxfordshire, SN6 8FA



Three bedrooms • En-suite and family bathroom • Great size, private garden • Playpark and green at the front • Parking for two cars • Wonderful village location • Open plan downstairs reception room • Cloakroom and storage cupboard • EPC B



# Roman Way,

Shrivenham, Oxfordshire, SN6 8FA

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Stepping in through the front door and into the large hallway, there are stairs rising to the first floor, cloakroom and storage cupboard. Double doors then lead into the kitchen/dining/living room. Closest to the front of the house is the kitchen/dining space, with a range of built-in wall and base units as well as integrated white goods. This then flows round to the large living room area. Due to the size, the space offers flexibility on layout, French doors then lead out onto the garden.

To the first floor are three bedrooms, two of which are doubles. The largest bedroom benefits from an en suite shower room and built in storage. Completing the accommodation is the family bathroom, fitted with a modern white suite.

Externally the garden is a great size and offers a good level of privacy, with a patio section closest to the house and the remaining space laid to lawn. To the front of the house, you will

find two allocated parking spaces and views over the green/playpark.

## 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 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 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 first left into Martens Road. Turn right into Colton Road which leads into Roman Way. The property can be found on the right handside.

What3Words: ///cute.preheated.stint







#### 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/KB/MS/17072025

#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

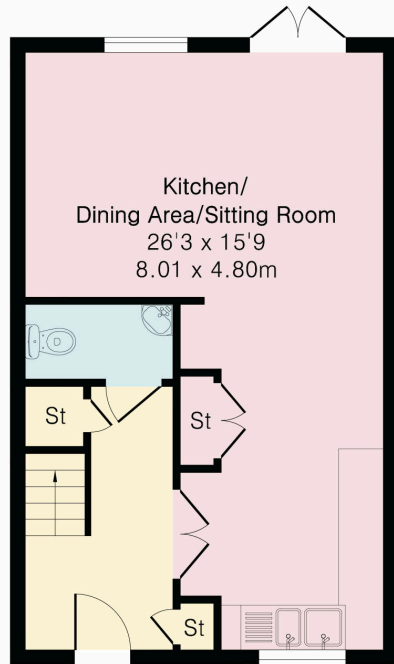
E: faringdon@perrybishop.co.uk



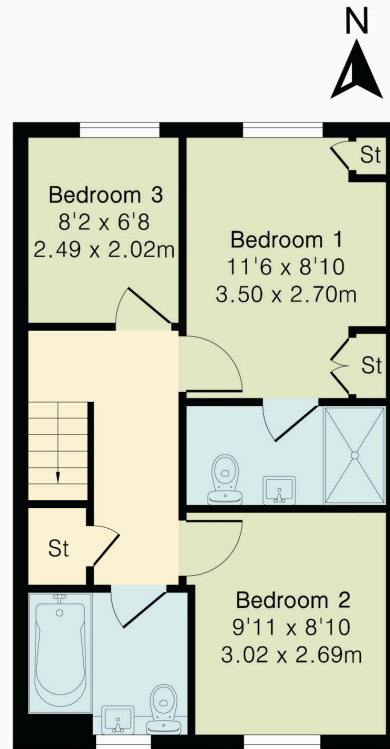
## Approximate Gross Internal Area 846 sq ft - 78 sq m

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 423 sq ft – 39 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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**perrybishop.co.uk**

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