

PerryBishop

PROPERTY MADE PERSONAL

Curtis Close, Watchfield, Swindon, Oxfordshire, SN6 8RP



- Modern end of terrace house
- Three well proportioned bedrooms
- Very well presented
- Dual aspect living room
- Spacious kitchen/dining room
- Enclosed garden
- Single garage
- Parking
- EPC C

Curtis Close

Watchfield

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

This well presented three bedroom home is situated within the popular Knapps Meadow development, providing good travel links via the A420 to Oxford and Swindon.

The accommodation is arranged over two floors with the ground floor comprising a nice entrance hallway with stairs leading to the first floor. The cloakroom, which is situated off of the hallway, benefits from having plumbing for a washing machine and also houses the hot water tank.

The dual aspect sitting room is a light room and benefits from a box bay window to the front. On the other side of the hallway is the dual aspect kitchen/diner. It is fitted with a range of base and wall units, with inbuilt dishwasher, fridge/freezer, double oven and four-ring gas hob. Again, there is a box bay window to the front as well as French doors leading out to the garden at the side of the house. The kitchen/dining room, cloakroom and hallway have ceramic tiles with underfloor heating.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from a modern en suite shower room. The other two bedrooms are both good sizes and serviced by the family bathroom which is fitted with a modern white suite.

Outside, the property has a small garden to the front and side with beech hedging, plus a side gate which leads to the main garden. The rear garden is mainly laid to lawn with a small patio area, a planted border, a small tree and three raised vegetable beds.

There is an annual service charge for maintenance of public areas in the development of £433.48. The garage is leasehold and is subject to an annual ground rent fee of £162.71.

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 Shrivensham 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. Shrivensham also has an extremely active community. There is a lovely tree-lined high street with shops, restaurants, public houses, a doctors' surgery, and Methodist and Church of England churches. There is also a newly built 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.

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.

Directions

From Faringdon, take the A420 towards Swindon and after approximately four miles, at the roundabout, take the second exit. Take the third exit at the next roundabout on to Majors Road. Proceed along this road, taking the second turning on the left into Lapwing Lane. The property can be found on the right hand side.

What 3 Words: **dreamers.inhaled.thorax**





Services & Tenure

Tenure - House freehold, garage leasehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - DoubleGlazing, GasCentral plus underfloor heating

Local Authority

Vale Of White Horse District Council
Council Tax Band - D

Our reference

FAR260112
17th March 2026

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP
T: 01367 240356
E: faringdon@perrybishop.co.uk



what the owner said

This is a fabulous sunny house that I have enjoyed living in from new. It is spacious, yet very economical to run. The garden feels private and enjoys sun throughout the day. The neighbours are lovely and Watchfield is a very friendly village that hasn't lost its rural feel. There is a bus stop nearby with a very frequent service to Oxford and Swindon as well as lots of lovely walks from the house.



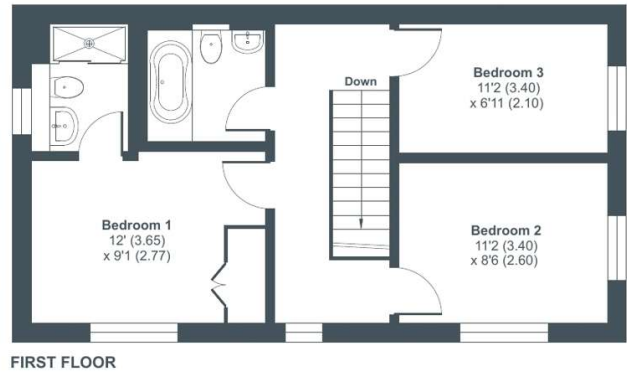
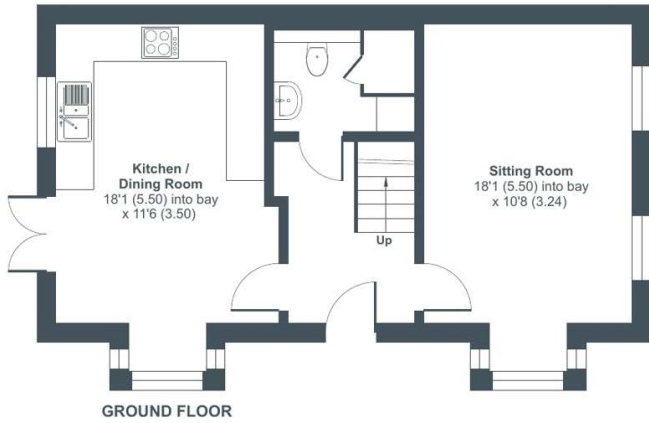
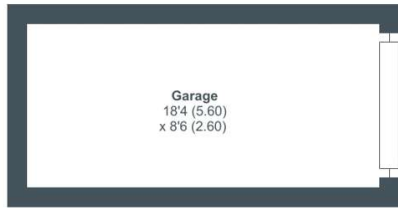
Curtis Close, Watchfield, Swindon, SN6

Approximate Area = 952 sq ft / 88.4 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1109 sq ft / 102.9 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). ©nlchecon 2026. Produced for Perry Bishop. REF: 1430791

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