



Victoria House, Station Road, Oxfordshire, Shrivenham, SN6 8JL

Offers in the region of £725,000

richard james

Village & Country Homes



Station Road

Shrivenham

Freehold | EPC Rating - D



This expansive former public house, "The Fat Dog," spans 3,900 square feet and has a rich historical background. Recently renovated, it includes a separate annexe and is situated on approximately one-third of an acre on the outskirts of Shrivenham. The property is characterized by high ceilings and original Victorian fireplaces, featuring a grand entrance hallway and original Water Well.

The 26-foot living room, complete with new wood burner, seamlessly connects to a 22-foot conservatory, which was once used as a restaurant dining area. Off the hallway, a cozy snug with another striking Victorian fireplace and a discrete wine store leads to the spacious dining room. At the rear, there is a modern, integrated kitchen with picturesque views of the garden and surrounding countryside, alongside a large games room with French doors opening onto the garden. The ground floor is completed by a utility room and two cloakrooms with charming gender signage, a nod to the property's former use as a public house.

Upstairs, the master bedroom offers scenic countryside vistas and a modern ensuite bathroom with a shower, toilet, and basin. Additionally, there are three more double bedrooms and a four-piece family bathroom.

Outside, the property features landscaped lawns, extensive patio areas, and driveway parking with ample space for visitors. The garden boasts a plethora of fruit trees and growing areas, including a strawberry patch, a selection of mature grape vines on a trellis, and a self-watering greenhouse.

At the back of the garden, there's a separate annex featuring a living room, a newly fitted kitchen, a bedroom, and a bathroom. This space could be rented out short-term on Airbnb for around £100 per night or long-term for approximately £750 per month. Additionally, there's a large wooden shed providing ample outdoor storage.

Council Tax Band: G
Oxfordshire County Council



Shrivenham is a large village in the Vale of White Horse with good road communications via the A420 to Oxford/Swindon and the M4 to London. Train links are also available to all major stations via Swindon, approximately six miles away. The High Street offers a variety of shops and restaurants, as well as three historic public houses: the Barrington Arms, The Crown, and The Prince of Wales. A public footpath opposite this property provides a pleasant walk into the main town.







Floorplan

APPROX. GROSS INTERNAL FLOOR AREA 3882 SQ FT 360.6 SQ METRES (INCLUDES ANNEXE)



01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

richardjames.uk