



5 Claridge Close, Shrivenham, SN6 8FY

Guide Price: £450,000

richard james

Village & Country Homes



'Cross Trees Park'

Shrivenham

Freehold | EPC Rating - B



Occupying an enviable position at the end of a no through road on the outskirts of Legal & General Homes 'Cross Trees Park' development of Shrivenham, this exceptional home built just two years ago, offers modern comfort and style.

Upon entering, you are welcomed by a hall featuring a cloakroom and stairs to the first floor. To the right is a kitchen/dining room equipped with modern wall and base mounted units, and integrated appliances including a fridge/freezer, double oven, gas hob, and dishwasher. French doors open from here into the garden. On the opposite side of the hall is the living room, which boasts bi-fold doors leading to the garden. A study area, which could also serve as a playroom, extends from the living room. The ground floor's higher-than-average ceiling height and the first floors light and airy landing enhances the sense of spaciousness.

Upstairs, the master bedroom includes an en-suite with double shower and built-in sliding wardrobes. There are two additional double bedrooms, both served by a splendid family bathroom complete with shower over bath.

The south facing rear garden is generously sized and predominantly lawned, with a large patio area outside the kitchen and lounge. Gated side access offers convenience while the blossoming front garden enhances the properties kerb appeal. A single garage with off-road parking for several vehicles is located to the side of the property.

Gas Central Heating, uPVC Double Glazing, Mains Water & Drainage, Mains Electrical Supply.

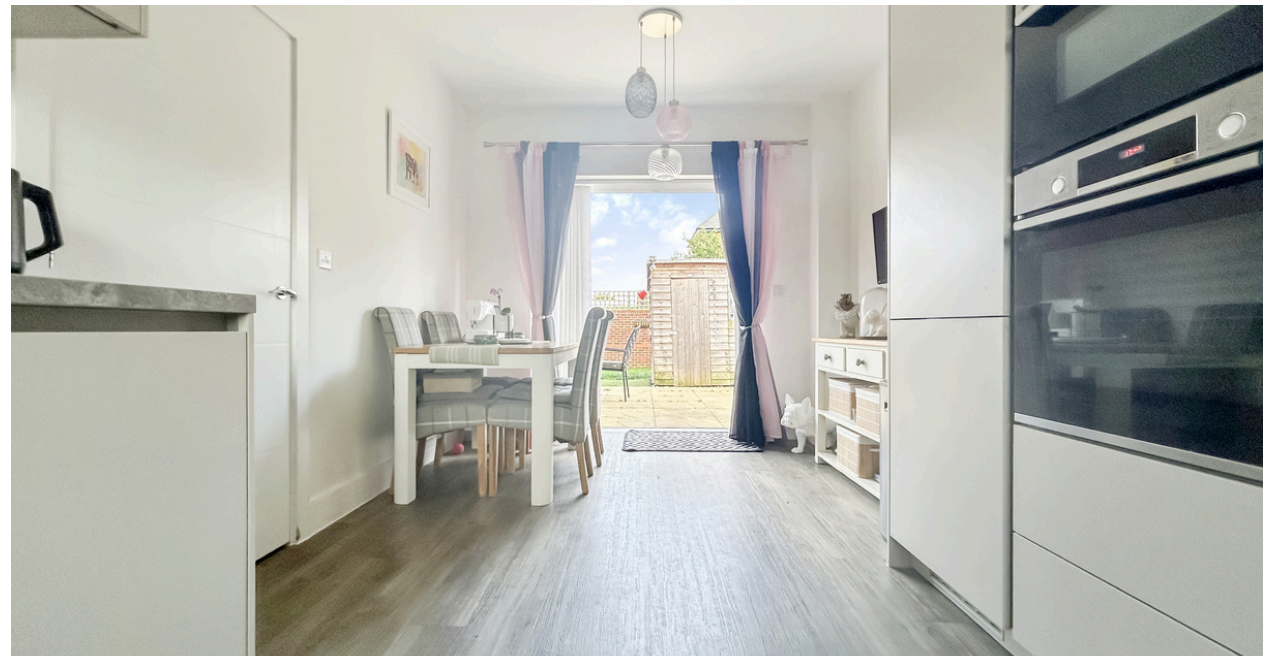
Council Tax Band - E
Vale of White Horse Council

Estate Management Charge: £106.85 April'24 - Sept'24

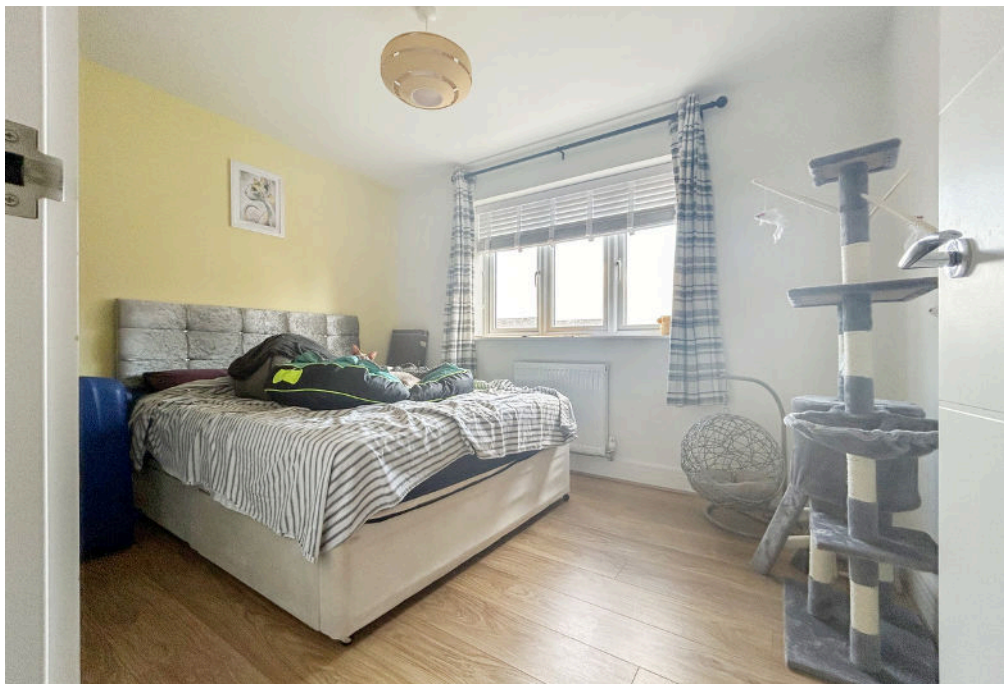


The village of Shrivenham has an extremely active community and a bypass built in 1984 ensures that Shrivenham's rural atmosphere is preserved. There is a lovely tree lined high street with shops, restaurants, public houses, a doctors' surgery, chemist, as well as a village primary school, nursery and impressive Church, which dates back to the 11th Century.

In addition to being close to all the amenities of this sought-after Oxfordshire village, Cross Trees Park is also within easy reach of Swindon (7 miles away) and Cirencester (20 miles away). There's also a regular bus service offering routes to both Swindon & Oxford.





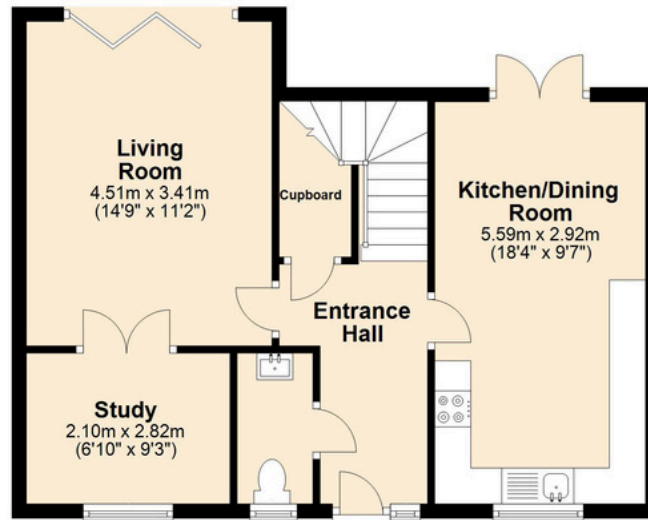
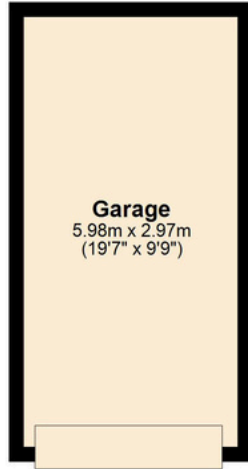




Floorplan

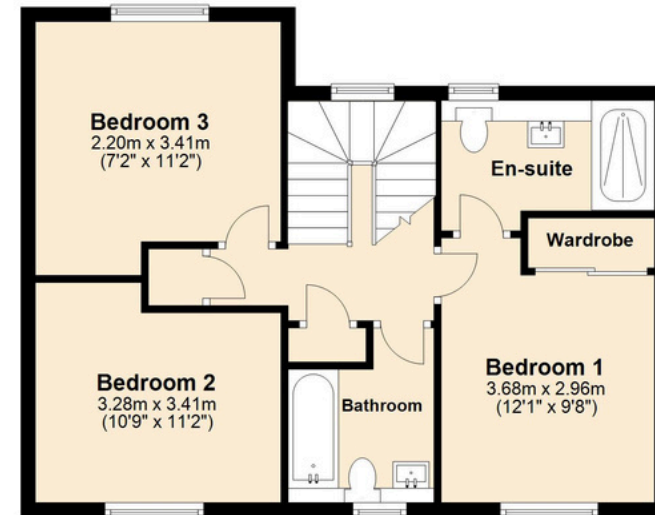
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

richardjames.uk