



The Chestnuts, 27 Stallpits Road, Shrivenham, SN6 8BG

**Guide Price: £550,000**

**richard james**

Village & Country Homes



## Stallpits Road

### Shrivenham

Freehold | EPC Rating - D



Available to the market for the first time, 'The Chestnuts' is a superior four-bedroom detached self-build home situated on a serene 0.16-acre plot within a pleasant cul-de-sac in Shrivenham.

The ground floor welcomes you with a grand entrance hall featuring a WC and an impressive galleried staircase leading to the first floor. To the right, a spacious sitting room with an operational fireplace provides a cozy retreat, while at the rear, a formal dining room includes a serving hatch to the adjacent kitchen/breakfast room, which boasts a beautiful bay window and a range of eye and base level units.

The kitchen also connects to a convenient utility room equipped with a water softener and provides internal access to the garage. The garage features an up-and-over door at the front and a personal door on the left side of the property. Off the dining room, a double-glazed uPVC conservatory with two sets of sliding doors opens onto the rear patio.

The first floor reveals three double bedrooms, each with built-in wardrobes, and a single bedroom. The main bedroom includes an ensuite shower room. Additionally, the loft offers ample storage space and is accessible from the landing.

The mature south-facing rear garden is a gardener's haven, complete with a wildlife pond, a purpose-built tool shed, and a selection of fruit trees.

Offered to the market with no onward chain, this property is sure to attract immediate attention with its grandeur, potential, and prime location. Don't miss the opportunity to make this exceptional property your lovely new home - Contact us today to arrange a viewing!

uPVC Double Glazing, Mains Drainage, Mains Gas/Electric connection throughout.



The village of Shrivvenham has an extremely active community and a bypass built in 1984 ensures that Shrivvenham'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.











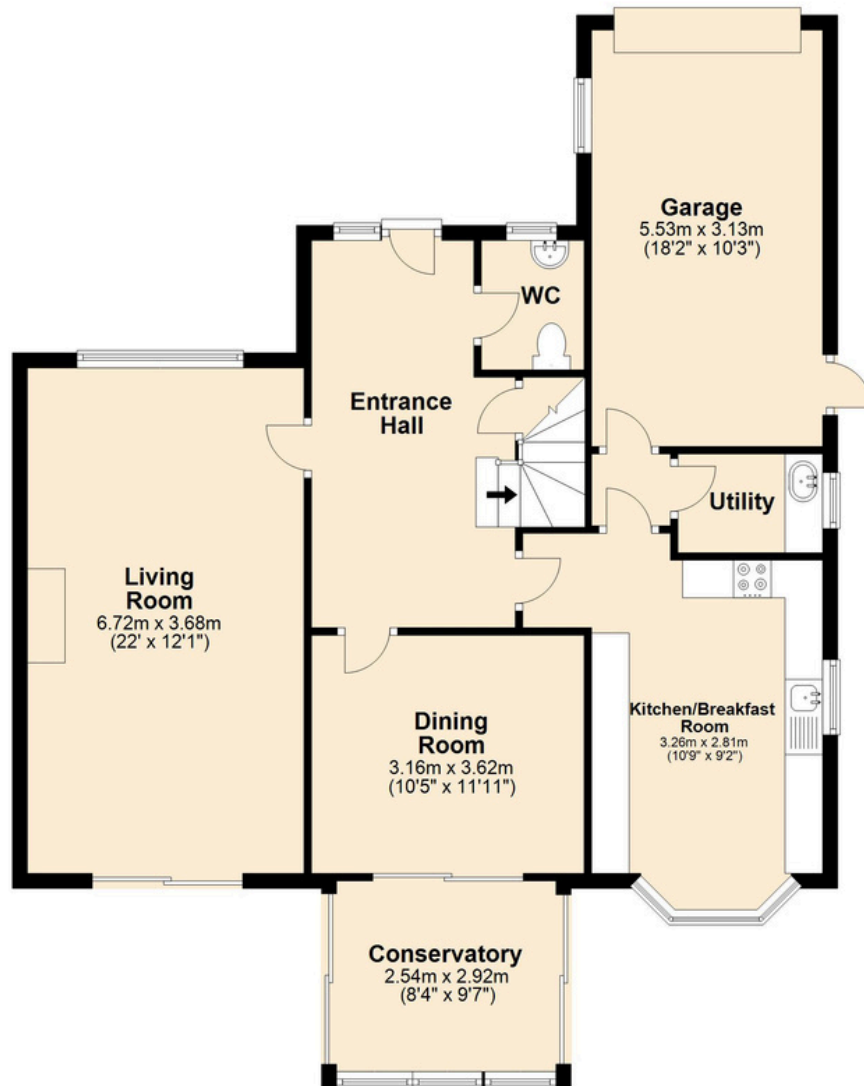




# Floorplan

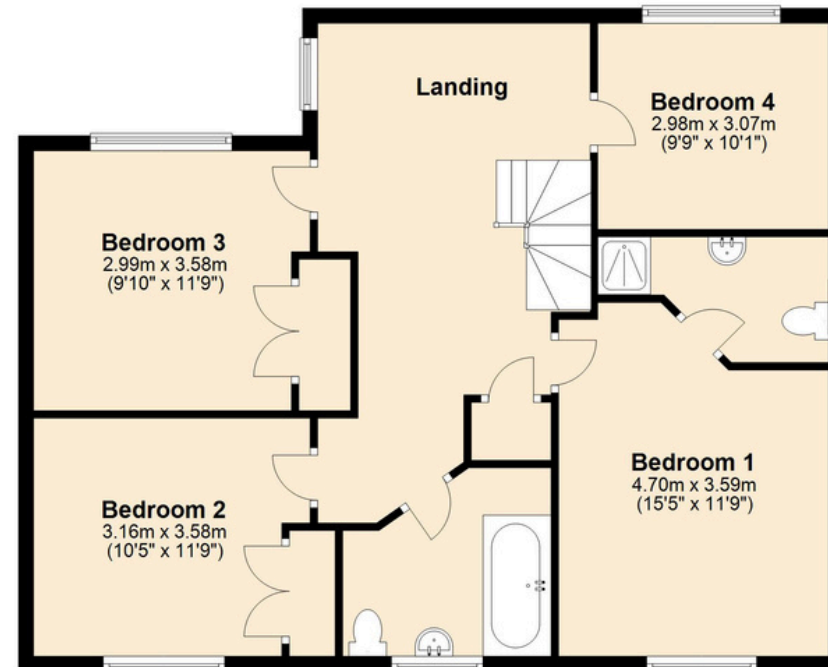
## Ground Floor

Approx. 97.4 sq. metres (1048.7 sq. feet)



## First Floor

Approx. 82.5 sq. metres (888.2 sq. feet)



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