



Oak Tree House
Shrivenham, Oxfordshire

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An impressive and spacious village house.

Hall | Sitting room | Kitchen with dining/sitting area with pantry | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Guest bedroom with shower room
Two further bedrooms | Family bathroom | Second floor bedroom with shower

Established garden with decked area, terrace and pergola

Garage with room above | Parking and two electric charging points

Faringdon 6 miles, Swindon 7 miles, J.15 M4 8 miles, Marlborough 15.5 miles,
Hungerford 18 miles, Cirencester 19.5, Oxford 26 miles
(Distance and times approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

01488 682726
rob.wightman@knightfrank.com

knightfrank.co.uk



Oxfordshire

Oak Tree House is a spacious home situated in Shrivenham, a popular village in the Vale of White Horse about 7 miles northeast of Swindon.

The village has many facilities, including several public houses, a primary school, a coffee shop and deli, convenience stores, hairdressers, florists, doctors' surgery, and the Defence Academy.

More extensive shopping and recreational facilities are available in Swindon.

Communications are excellent, with the M4 providing fast access to London and the West Country. Stations at Swindon, Hungerford and Didcot provide regular trains to London Paddington.

Many well-regarded schools are in the area, including the village school, Pinewood and St Hugh's.

For Sale Freehold

Oak Tree House is an attractive family house with light and spacious rooms, including a wonderful kitchen with an island, pantry and seating and dining areas.

Double doors from the kitchen lead into a sitting room with a study area and a wood-burning stove.

There are four bedrooms (two with en suite bath or shower rooms), a family bathroom on the first floor, and a fantastic bedroom with shower room on the second floor.

Outside

Bi-fold doors from the kitchen lead on to a decked area, with further doors from the dining area providing access to a terrace with a pergola, ideal for outdoor entertaining.





The rest of the pretty garden is mainly laid to lawn

There is a garage with internal stairs leading to a store above and two car charging points.

Services

Mains electricity, gas heating, water, and drainage.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Vale of White Horse.
Tel: 01235 422422

Council Tax

Band F

EPC Rating

Band C

Post Code

SN6 8AE

Directions

what3words: ///flocking.chairs.scale

Viewing

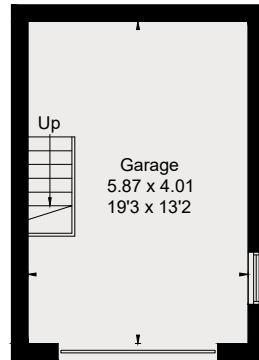
Viewing by prior appointment only with the agents.





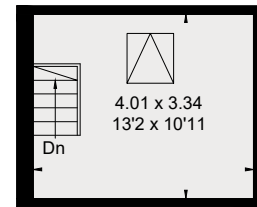
Approximate Floor Area = 206.6 sq m / 2,223 sq ft
Outbuilding = 36.8 sq m / 396 sq ft
Total = 243.4 sq m / 2,619 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

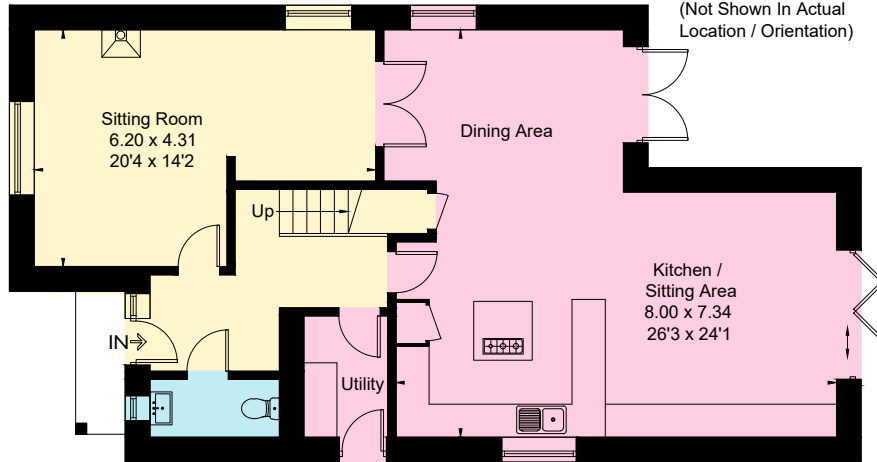


**Outbuilding
Ground Floor**

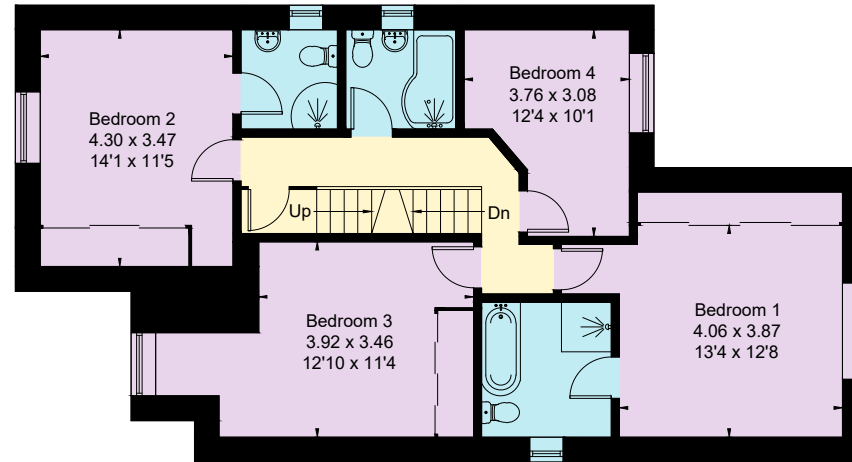
(Not Shown In Actual Location / Orientation)



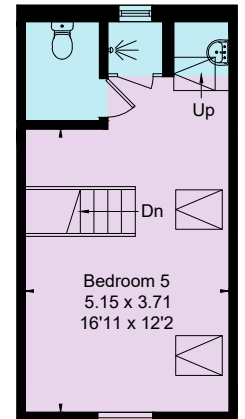
**Outbuilding
First Floor**



Ground Floor



First Floor



Second Floor



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2024. Photographs and videos dated February 2024. Reference: HNG012493218. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.