



67 Cozens Grove, Shrivenham, SN6 8FS

Guide Price: £700,000

richard james

Village & Country Homes



Cozens Grove, Shrivenham

FREEHOLD

Council Tax Band - G | EPC Rating - B



Nestled in the highly sought-after village of Shrivenham, on the edge of Oxfordshire, this stunning five-bedroom detached home, The Ascot by Bovis, seamlessly blends space, style, and practicality. Boasting an impressive 2,792 sq. ft. of living space, including a double garage, it is an ideal choice for families.

Upon entering, a spacious hallway welcomes you, providing access to the main living areas and the staircase leading to the first floor. The ground floor features a bright and airy 18ft lounge with bifold doors opening onto the patio, a separate dining room, and a dedicated study—both enhanced by charming bay windows. A utility/cloakroom adds convenience. At the heart of the home lies the expansive kitchen/breakfast/family room, designed for cooking, dining, and entertaining. This space includes a range of integrated appliances, such as a dishwasher, two single ovens, 5-ring gas hob, fridge, and freezer.

Upstairs, the home offers five generously sized bedrooms and a stylish four-piece family bathroom. The luxurious principal suite boasts a dressing room with a built-in triple wardrobe and a beautifully appointed four-piece ensuite. Bedroom two also benefits from a large walk-in wardrobe and a private ensuite, while the remaining bedrooms provide ample natural light and flexible living space.

Outside, the landscaped rear garden is perfect for relaxation and entertaining. A spacious patio provides an excellent setting for outdoor dining, complemented by three decking areas, including a 24ft x 12ft sunken deck positioned to the side of the summer house. External power points are conveniently placed throughout the garden, and gated side access enhances practicality. A private driveway in front of the double garage ensures ample parking.

With gas central heating, mains water, drainage, and electricity, this exceptional home is designed for modern family living.

Please note: A Management charge of £304.91 is payable to Gateway Management Company for 1 Jan - 31 Dec 2025



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

Offering generous space and contemporary comforts in a desirable village setting, this expansive property presents a rare opportunity not to be missed.







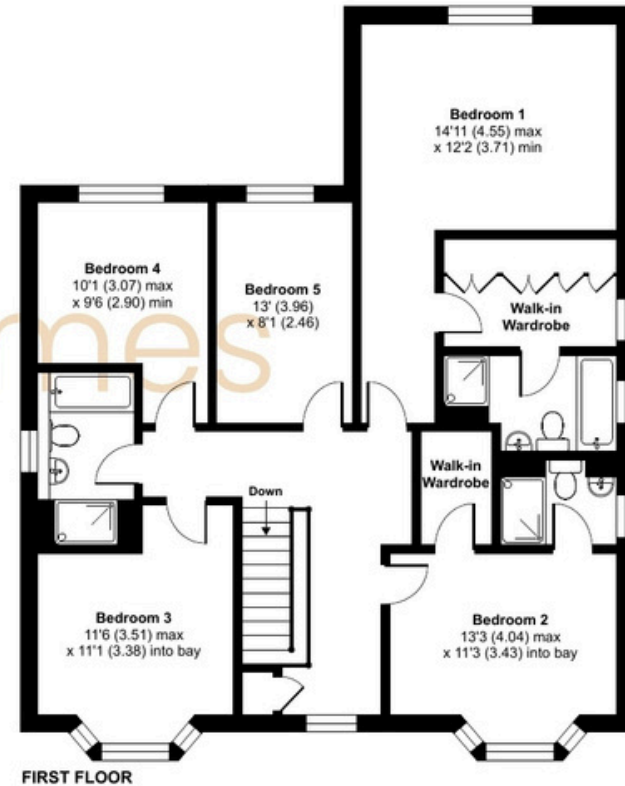
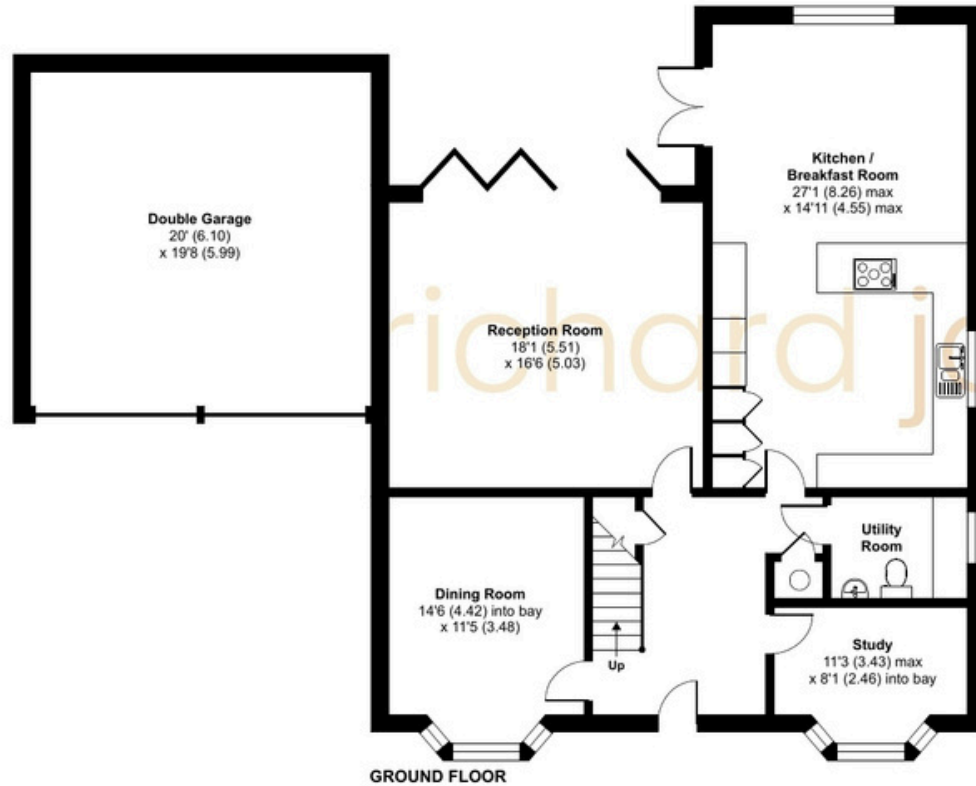




Floorplan

Approximate Area = 2402 sq ft / 223.1 sq m
Garage = 393 sq ft / 36.5 sq m
Total = 2795 sq ft / 259.6 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). © nitchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1244377

01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

richardjames.uk