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james



31 Sandhill

Shrivenham, Swindon, SN6 8BQ

Guide Price
£325,000



Sandhill, Shrivenham

FREEHOLD

Council Tax Band - C | EPC Rating - F

 3  1  2

Nestled in the heart of the popular village of Shrivenham, this well-maintained three-bedroom semi-detached home presents an excellent opportunity for families, first-time buyers, or those seeking a home with potential to further enhance and personalise. Lovingly cared for by the same family for two generations, the property offers a charming history and scope for modernisation.

A significant feature of this home is the large ground floor extension to the right, providing a flexible array of rooms. This space is perfect for reconfiguration into a generous open-plan kitchen/dining/living area, ideal for modern family living.

The accommodation includes a welcoming entrance hall leading to a spacious living room with a gas-fired fireplace, a second reception room featuring an open fireplace, and a bright kitchen/breakfast room. The kitchen also has a gas supply, previously used for a gas oven, offering further potential for modern upgrades. The extension includes two useful store rooms, a ground floor WC, and provides convenient access to the rear garden and garage.



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Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. All windows and doors have been recently upgraded (within the last year), and the property benefits from electric storage heating.

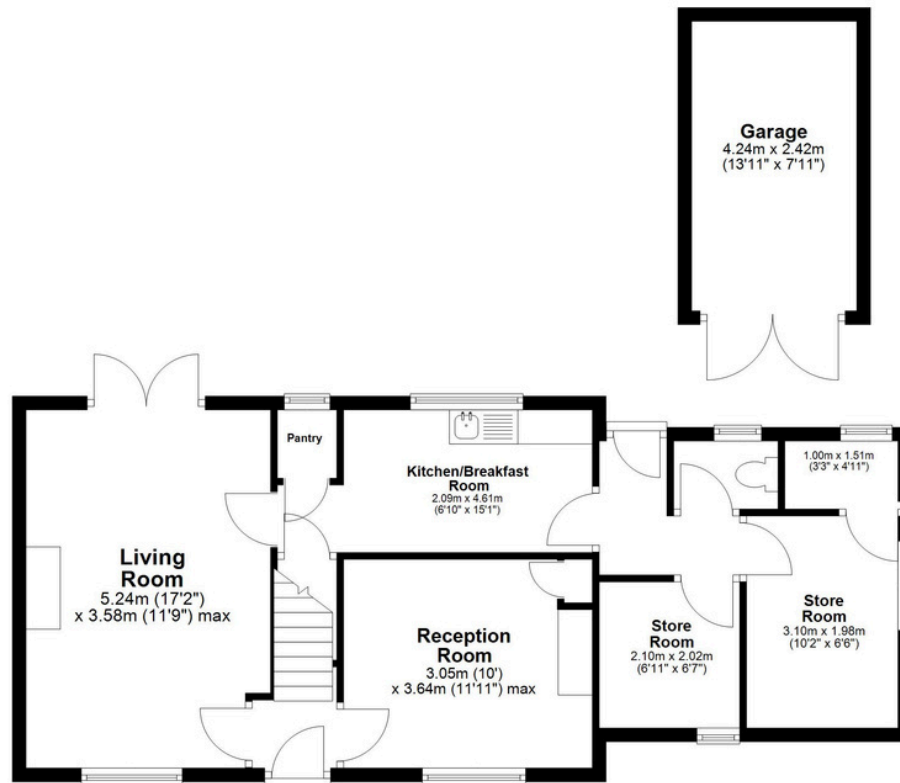
Externally, the property boasts a large front garden with a gated pathway leading to the front door. A generous driveway offers ample off-road parking and leads to a detached garage. Gated side access takes you to the rear garden, which is fully enclosed and of an excellent size—perfect for children, pets, and outdoor entertaining.

This versatile home offers fantastic potential to create a modern family residence in a highly sought-after village location.



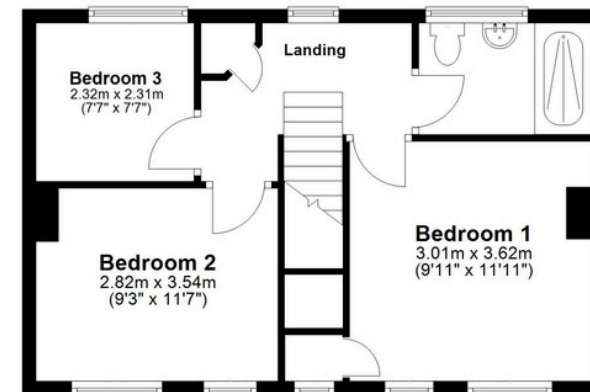
Ground Floor

Approx. 73.6 sq. metres (792.4 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 114.5 sq. metres (1232.0 sq. feet)

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