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***3 Ebbsworth Lane***

Shrivenham, Swindon, SN6 8FW

Guide Price  
**£575,000**





# Ebbsworth Lane

**FREEHOLD**

Council Tax Band - F | EPC Rating - B

 5  3  3

Positioned opposite the green, in this desirable cul-de-sac within Shrivenham, this impressive five-bedroom detached family home offers generous proportions throughout, extending to over 2,200 sq. ft. Built in 2021 by Bovis Homes, the property benefits from the remainder of its 10-year NHBC guarantee and combines contemporary design with practical family living.

The property is ideally situated within easy reach of Shrivenham's charming High Street, with a variety of shops, pubs, and amenities, as well as excellent road links nearby.

**Chloe Train**  
Sales Negotiator

**01793 311 059**  
chloetrain@richardjames.uk



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PROPERTY  
HIGHLIGHT  
HERE





On arrival, a neat front garden and pathway lead to the welcoming entrance hall, which provides access to all principal ground floor rooms. The accommodation includes a spacious living room with bi-folding doors opening to the rear garden, a versatile dining room/playroom, and a study, perfect for home working. At the heart of the house lies a superb 21ft kitchen/dining/family room, fitted with modern units and integrated appliances, and also featuring bi-fold doors to the garden. A separate utility/WC completes the ground floor.

Upstairs, the generous landing leads to five double bedrooms. The principal bedroom and bedroom two each benefit from ensuite shower rooms, while a stylish family bathroom serves the remaining bedrooms.

PROPERTY  
HIGHLIGHT  
HERE





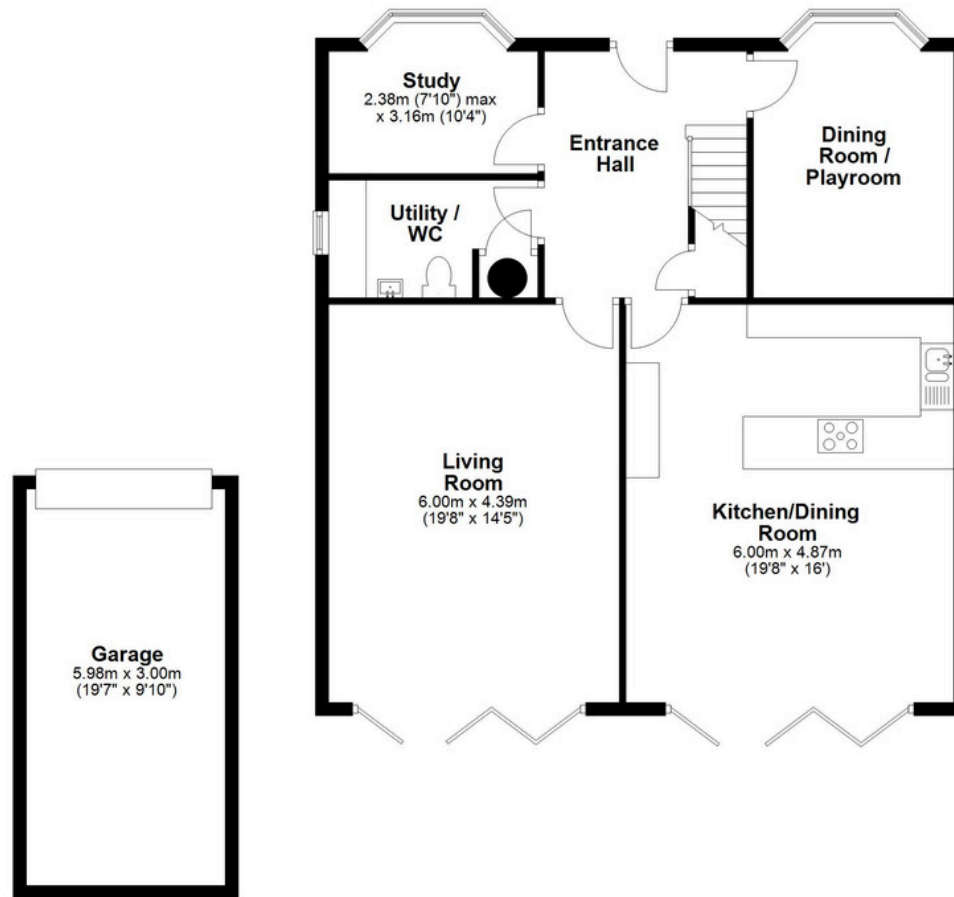
Externally, the south/west-facing rear garden is fully enclosed and enjoys excellent natural light, bordered by fencing and a laurel hedge for privacy. A gate provides access to the driveway, which offers ample parking for several vehicles, including space for a larger vehicle or camper van. In addition, there is a detached single garage with power.

As is typical for a modern development, an annual estate management fee applies, currently set at approximately £222.

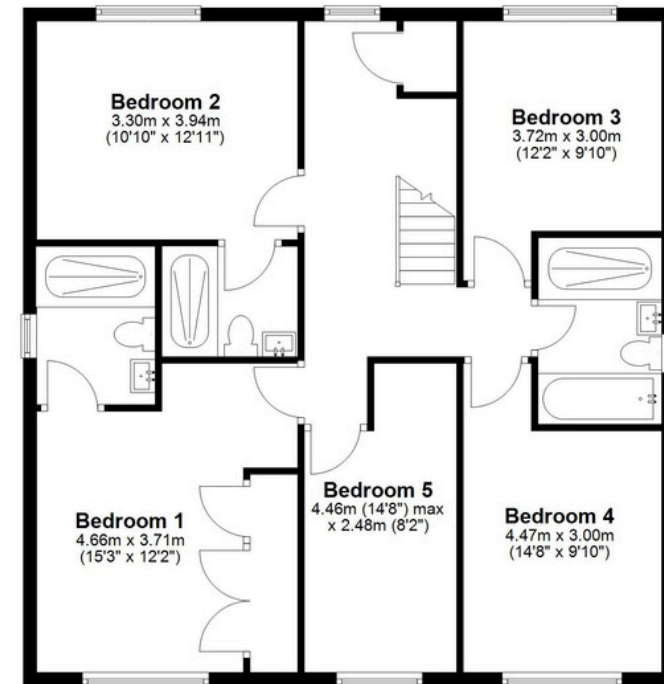
This exceptional home offers a rare opportunity to secure a modern, spacious family property in a sought-after village location.



**Ground Floor**  
Approx. 111.2 sq. metres (1196.9 sq. feet)



**First Floor**  
Approx. 93.6 sq. metres (1007.2 sq. feet)



Total area: approx. 204.8 sq. metres (2204.2 sq. feet)

**01793 765 292**

highworth@richardjames.uk

1 Swindon Road | Highworth | SN6 7AH

**richardjames.uk**

   @rjestateagent