

GREEN &
CO

£400,000



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RESIDENTIAL
FOR SALE
01235 263384
www.greenand.co.uk

16 Anson Drive

Watchfield Swindon SN6 8DH



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Description

Set on this popular and conveniently located development this well-presented four-bedroom detached family home occupies a larger than average plot with driveway parking and detached single garage. Featuring spacious kitchen/dining room with utility room, living room, cloakroom, master bedroom with ensuite shower room, three further bedrooms and family bathroom the property was built by Barratt Homes and has the balance of a 10 year NHBC warranty issued in 2017. We strongly recommend a viewing to fully appreciate this lovely home. Latest service charge £262.39 (2021).

Location

Watchfield is a popular village benefiting from its own facilities including Church, school, shops, pubs, and sports facilities, and neighbouring Shrivenham has the larger town facilities on your doorstep. Access to Oxford and Swindon is made easy via the A420 and the Ancient Ridgeway and the White Horse are within sight of the village let alone easy driving distance. With wonderful walks close at hand, Watchfield engenders a fantastic rural life in idyllic Oxfordshire countryside.

what3words

w3w.co/muddle.rural.poodle.

Tenure

Freehold.





Heating Type

Gas fired central heating to radiators.

EER

B.

Council Tax Band

E.

Utilities

All mains services connected



Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

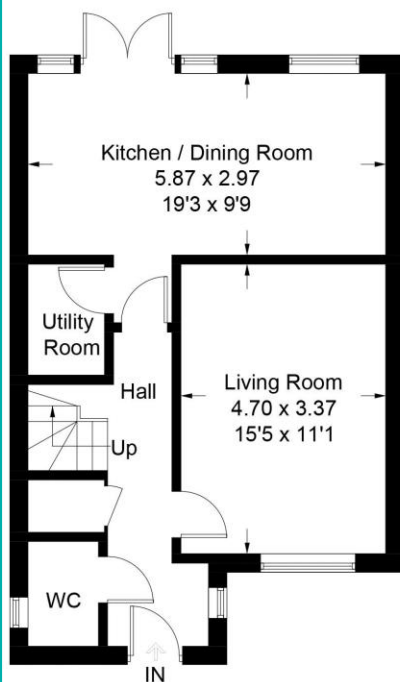




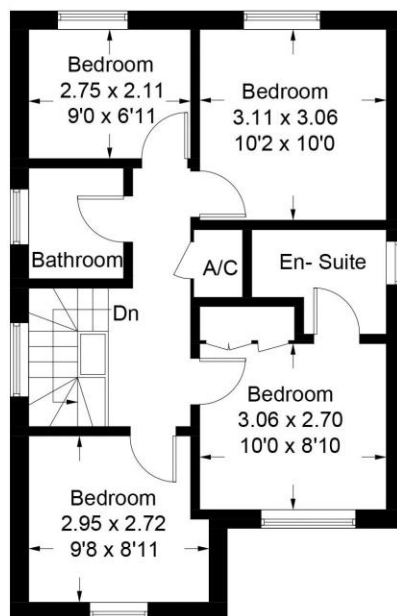
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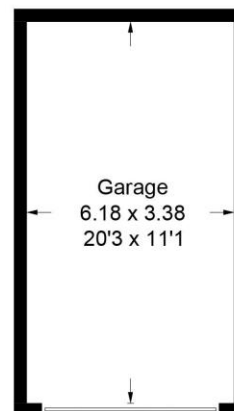
Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft
 Garage = 21.1 sq m / 227 sq ft
 Total = 121.6 sq m / 1309 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 floorplansUsketch.com © (ID1037063)



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.