

ELM TREE HOUSE

— SHRIVENHAM —



ELM TREE HOUSE, SHRIVENHAM, SN6 8AA

Entrance Hall · Sitting Room · Living Room · Dining Room
Kitchen/ Breakfast room · Study · Playroom · Attic space · Utility
4 bedrooms · 2 Bathrooms · Landscaped Garden · Terrace
Gated driveway · Private parking · 3 Garages

An exceptional Grade II* Queen Anne period house in the heart of the village

Description

Elm Tree House is a truly remarkable and beautiful Queen Anne Grade II* Listed house. Built in the 1700s Elm Tree House occupies a prominent position in the very heart of Shrivenham. Upon entering the hall one is immediately struck by the careful thought and attention which has been put into creating a welcoming and elegant home. The colour palettes and the materials used work beautifully to seamlessly blend original features with contemporary living.

The south facing sitting room with panelled walls and oak floor is a cosy room in which to relax in the winter with views over the village. The Scan wood burning stove offers extra warmth in the colder months. Double wide arched doors lead into the west facing living room. The dual aspect

windows allow for an abundance of natural light and make this a wonderful room in which to host family and friends. There is a Jet-Master open fire.

The dining room, with its 18th Century fireplace and Morso wood burning stove, comes into its own when hosting dinner parties and festive gatherings. The elm floor, half panelling and windows overlooking the village are fabulous details.

The bespoke American oak Mandarin kitchen by Smallbone of Devizes is superbly laid out to provide ample worktop and storage space. The two-oven gas Aga is perfect for cooking up a feast and the room lends itself well to everyday dining and morning

coffees. The larder is the kitchen enthusiast's dream!

The adjacent utility, with a door leading to the garden, keeps muddy wellies and piles of laundry nicely hidden away! There is also a ground floor cloakroom and wine store.

The first floor comprises four bedrooms, one with an en suite shower room, which are all accessed via the main landing. There is also a family bathroom. All the bedrooms are superbly proportioned, bright and light and offer ample discreet storage. The large windows have views over the village to the front and the delightful garden to the rear.

The second floor is home to a study and a generous playroom. The space is lovely and bright and there is plenty of scope for further renovations in the two other unconverted attic spaces side, subject to obtaining the necessary consents. These are currently used for storage.

Outside the walled garden is a haven of peace and tranquillity and is predominantly laid to lawn with colourful herbaceous borders. The terrace overlooking the garden is ideal for al fresco dining and summer BBQs. There is also a pretty pond.

To the side of the house is the cobbled gated driveway provided secure private parking alongside three garages.

Location

Elm Tree House is a magnificent and elegant home located in Oxfordshire, in the very heart of Shrivenham. This thriving village with traditional roots has a wonderful active community and hosts the annual Shrivenham Village Fete, which has been a popular event for 25 years. Christmas carol singing around the village Christmas tree is also a wonderful highlight of the year. As one of the larger villages within the Vale of the White Horse, it is home to the stunning St Andrews Church which has origins dating back to 12th Century and the delightful tree lined high street is home to a lovely selection of shops, restaurants, public houses, a doctor's surgery and a garage. There is also a village primary school and nursery.

The market town of Faringdon is only 5 miles away with its renowned and beautiful Folly perched on Folly Hill with outstanding views over the five counties. The town has a good selection of local amenities.

The area offers an excellent choice of state and private schooling such as Pinewood, St Hugh's, Marlborough College, Abingdon and Wantage to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



Faringdon 5 miles
Swindon 7 miles
(direct train to London Paddington)
M4 (Junction 15) 8 miles
Malborough 15 miles
Oxford 23 miles

All distances and times are approximate







General Information

Tenure: Freehold. Grade II* Listed.

Services: Mains water, electricity and drainage.
Mains gas central heating.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

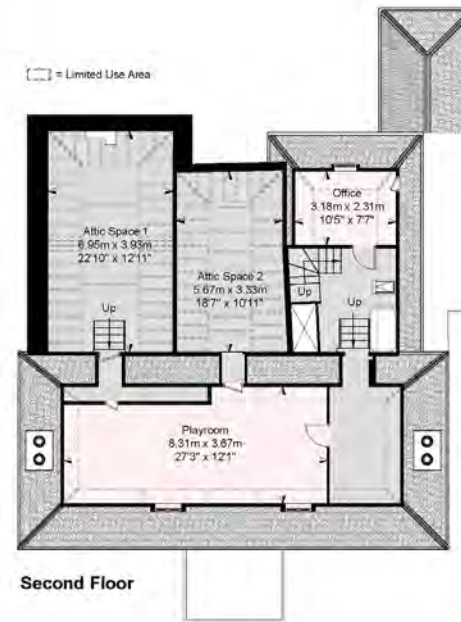
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Vale of White Horse District Council. Abbey House Abbey Close Abingdon OX14 3JE. Tel: 01235 422 422. Council Tax Band G.

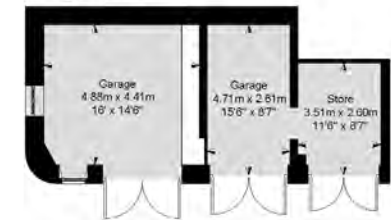


Elm Tree House, High Street, Shrivenham, Wiltshire

House Approximate IPMS2 Floor Area	347 sq metres / 3735 sq feet
Attic Space	51 sq metres / 548 sq feet
Garage Block	44 sq metres / 474 sq feet
Total	442 sq metres / 4757 sq feet
(Includes House Limited Use Area)	16 sq metres / 172 sq feet
(Includes Attic Space Limited Use Area)	32 sq metres / 344 sq feet



Garage Block



Outbuilding
Not Shown In Actual Location Or Orientation

Simply Plans Ltd © 2023
07890 327 241
Job No SP2946
This plan is for identification and guidance purposes only
Drawn in accordance with R.I.C.S guidelines
Not to scale unless specified
IPMS = International Property Measurement Standard

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

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