



# 3 Northfield Farm Cottages

Wantage Road, Great Shefford, Hungerford, Berkshire, RG17 7DQ







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**£295,000**

An individual end of terrace house situated on the outskirts of the village.

### Description

The accommodation includes a hall from which the stairs lead and a dual aspect sitting room with a fireplace. The kitchen/dining room is a particular feature with a range of Shaker style units, slate flooring, feature fireplace and ample space for a table. There is also a walk-in larder cupboard and a useful utility/cloakroom. On the first floor there is a generous landing, two double bedrooms and a much larger than average bathroom. Outside there is a mainly lawned garden with a driveway providing off road parking.

### Great Shefford

Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

### Directions

From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4. Pass under the motorway and continue to Great Shefford. Continue through the village towards Wantage and the property will be found along on the left hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Utility/Cloakroom
- Two Bedrooms
- Bathroom
- Driveway
- Gardens



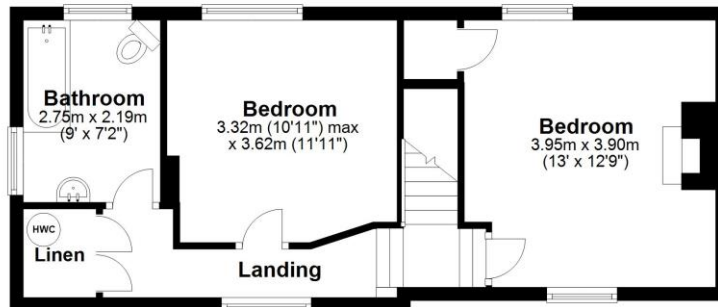
### Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 84.6 sq. metres (910.4 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

### Porch

Door to:-

### Entrance Hall

Stairs to first floor.

### Sitting Room

12' 8" (3.86m) x 12' 4" (3.76m). Fireplace with a brick surround. Electric radiator. TV aerial point.

### Kitchen

18' 4" (5.59m) max x 13' 8" (4.17m) max. Fitted with a range of cream fronted units with drawers and work surfaces over. Belfast style sink with a mixer tap. Plumbing for dishwasher. Electric cooker point. Electric radiator. Slate floor. Brick fireplace. Walk-in larder cupboard.

### Utility/Cloakroom

6' 11" (2.11m) x 6' 3" (1.9m). Sink with a mixer tap, cupboard below and work surfaces. W.C.

### Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

### Bedroom 1

12' 11" (3.94m) max x 12' 9" (3.89m) max. Feature Victorian style fire surround. Built-in wardrobe. Electric radiator.

### Bedroom 2

11' 10" (3.61m) max x 10' 10" (3.3m) max. Electric radiator.

### Bathroom

9' (2.74m) x 7' 1" (2.16m). A white suite comprising panelled bath with a shower attachment and screen, wash hand basin and w.c. Tiled surrounds. Chrome finished heated towel rail.

### At the front of the property is

A lawned garden with a pathway to the front and to the property.

### At the rear of the property is

A double width driveway with a gate to a mainly lawned garden enclosed by wooden fencing. The garden extends to the side with a door to the kitchen.

### Services

Mains electricity and water. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

