



Oakdene

Church Street, Great Shefford, Hungerford, Berkshire, RG17 7DZ





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Guide £695,000

A substantial Edwardian house that has been tastefully extended and improved to create a very comfortable home.

Description

The accommodation includes good hall space and a cloakroom, a sitting room with a fireplace and a large open plan kitchen, dining, family area. This creates a very sociable space with direct access to the garden from two sets of french doors. On the first floor there are four bedrooms, an en-suite shower room and a fabulous family bathroom finished in a traditional style. Outside there is good frontage with a block paved driveway for lots of off road parking. The garden is approx. 90' in length, laid mainly to grass with a wide paved terrace. A viewing is strongly advised to fully appreciate the overall qualities and proportions of this lovely village home.

Great Shefford

Great Shefford is a pretty village situated in the Lambourn Valley, approximately 6 miles north of Hungerford and 2 miles from junction 14. It has its own primary school, village shop/post office, 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 mini roundabout turn left signposted M4 motorway. Pass under the M4 and continue straight ahead to Great Shefford. On reaching the village, bear left signposted East Garston and the property will be found along on the right hand side.

- Entrance Hall
- Inner Hall
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room/Family Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage
- Driveway
- Large Garden





Floor Plan



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

Stable door to:-

Entrance Hall

Tiled floor with underfloor heating.

Inner Hall

Wood effect flooring. Radiator. Stairs to first floor.

Cloakroom

With a wash hand basin and traditional high level w.c. Tiled floor and surrounds. Chrome finish heated towel rail. Built-in cupboard.

Sitting Room

Ornate fireplace with tiled inserts. Two radiators. Five dimmer wall light points. Picture rail.

Kitchen/Breakfast Room

Fitted with a traditional range of wall and base units with concealed lighting, drawers, wooden worktops and tiled surrounds. Belfast style sink with a mixer tap and filter tap. Integrated dishwasher. Space for a range cooker (bottled gas, not mains). Extractor hood. Tiled floor. with underfloor heating. Breakfast bar. Doors to garden. Opening to:-

Dining/Family Room

Wood effect flooring. Two traditional style radiators. Picture rail. French doors to garden. Utility cupboard with radiator. Spacious pantry cupboard.

Staircase gives access to landing

Access to loft.

Bedroom 1

Built-in wardrobes, drawers and overhead storage. Radiator. Traditional fireplace (not in use).

Bedroom 2

Wood effect flooring. Radiator.

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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.

En-Suite Shower Room

With a generous shower enclosure, wash hand basin and w.c. Traditional radiator/towel rail. Tiled floor. Extractor fan.

Bedroom 3

Radiator. Picture rail.

Bedroom 4

Radiator. Picture rail.

Bathroom

Comprising panelled bath with side tap and hand-held spray, separate shower over and screen. Vanity hand basin with storage below. High level w.c. Chrome finish heated towel rail. Exposed brick wall. Wood effect flooring.

Garage

To the side with wooden doors. Plumbing for automatic washing machine. Oil fired boiler for domestic hot water and central heating.

At the front of the property is

A very generous block paved driveway with turning space, lawn and hedging.

At the rear of the property is

A wide paved terrace with a brick-built store, gate to side and door to garage. The garden is mainly laid to grass with a border, soft fruit enclosure and timber edged vegetable bed. Gazebo with thatched roof. Outside lights, power points and tap. The garden is approx. 90' in length.

Services

All mains connected, except gas. 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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