



Ropewind Cottage

Rivar Road, Shalbourne, Wiltshire, SN8 3QE

marc allen



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Guide £765,000

A fabulous detached cottage occupying an elevated position within the village, with a lovely cottage garden.

Description

The property retains great character throughout and includes a separate hall from which the stairs lead and a downstairs cloakroom. The Kitchen has been tastefully fitted and includes integrated appliances. There is a separate dining room with doors to the garden, a comfortable sitting room with an inglenook fireplace and a study. There are two separate staircases leading to the first floor and four bedrooms in total. There is a full bathroom on one side and shower room on the other. Outside there is a detached double garage, driveway parking and mature gardens

Shalbourne

Shalbourne is a pretty village on the eastern edge of Wiltshire. It has a village store and church. Shalbourne is approx 4 miles from Hungerford which has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure activities. The M4 motorway can be joined approximately 3

miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

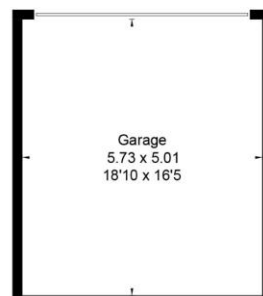
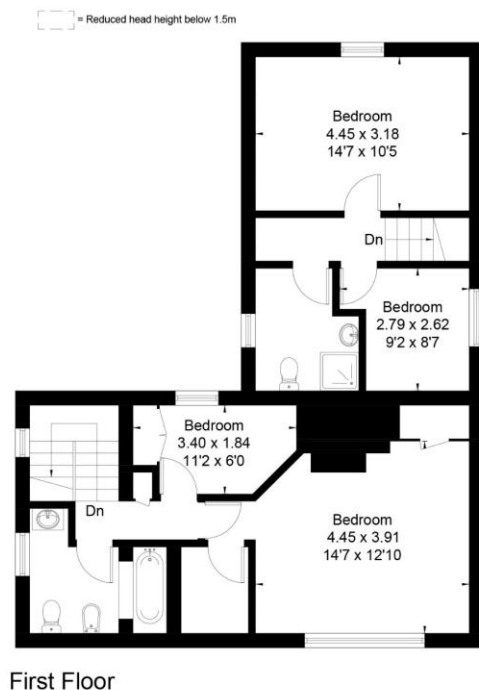
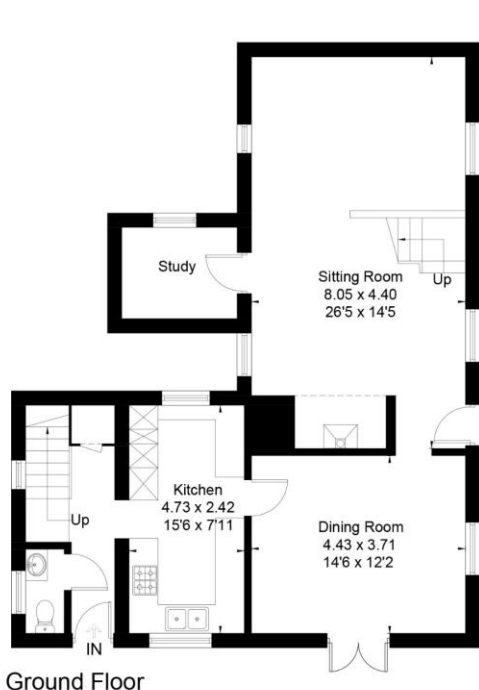
Directions

From our office, turn left and follow the A338 for approx. 5 miles. Turn left sign posted Shalbourne. Continue past the shop, and turn left opposite the Plough pub. The property will be found on the right hand side.

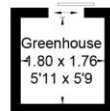
- Entrance Hall
- Cloakroom
- Kitchen
- Dining room
- Sitting Room
- Study
- Four Bedrooms
- Bathroom
- Shower Room
- Garden
- Driveway
- Double Garage



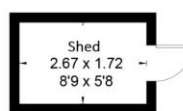
Approximate Floor Area = 156.9 sq m / 1689 sq ft
 Outbuildings = 36.4 sq m / 392 sq ft
 Total = 193.3 sq m / 2081 sq ft



(Not Shown In Actual Location / Orientation)



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

Entrance Hall

Brick flooring. Radiator. Understairs cupboard. Stairs to first floor.

Cloakroom

A white suite comprising wash hand basin and w.c. Brick flooring. Electric panel heater.

Kitchen

Tastefully fitted with a range of wall and base units with drawers, glass worksurfaces over and upstand. Double Belfast style sink unit with a mixer tap. Built in electric oven, hob and extractor. Integrated dishwasher and larder fridge.

Dining Room

Radiator. French doors to garden.

Sitting room

Inglenook fireplace with a raised hearth. Exposed beams. Four radiators. Stairs to first floor.

Study

Radiator.

Stairs from hall give access to landing

Exposed floorboards.

Bedroom 1

Built in wardrobe. Radiator. Walk in wardrobe with rail and shelving.

Bedroom 2

Built in wardrobe. Radiator.

Bathroom

A white suite comprising panelled bath, with a shower over. Wash hand basin with a cupboard below, w.c. and bidet. Chrome finish heated towel rail. Wood block flooring. Tiled surrounds.

Staircase from sitting room to:

Landing

Bedroom 3

Exposed Beams and floorboards. Radiator.

Bedroom 4

Exposed beams and floorboards. Radiator.

Shower Room

A white suite comprising shower enclosure, wash hand basin and w.c. Exposed beams and floorboards.

Detached double garage

With a metal up and over door. Light and power. Appliance space.

Outside

There is a paved driveway with a brick and flint wall and steps to the property. There is a fabulous cottage garden on three sides, laid to grass with well stocked borders providing good structure and interest to include wisteria, rose, yew, bay, fruit trees and honeysuckle. There is a paved terrace with seating, a screened shed and greenhouse. Outside tap, lighting and power points. Log store and oil fired boiler for domestic hot water and central heating.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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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.

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