



Jeffers Cottage

Kingston Road, Shalbourne, Wiltshire, SN8 3QH

marc allen



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Guide £625,000

A fabulous double fronted village house that has been considerably improved to create a very comfortable home of lovely proportions.

Description

The accommodation includes a hall from which the stairs lead, a living room with a fireplace and a study with fitted shelving. The separate sitting room has a fireplace with a woodburning stove, exposed floorboards and a window seat. The open plan kitchen/dining room is tastefully fitted and includes an island unit, space for a table and doors to the garden. This is a very sociable space for entertaining and a particular feature. There is also a useful downstairs shower room/utility with access to the garden. On the first floor there is a spacious landing and three well balanced bedrooms, all served by a traditional bathroom that includes a shower. Outside there is a low maintenance style garden to the front with decorative railings, lavender and wisteria. The rear garden is fully enclosed and includes a paved terrace, lawn, well stocked borders and a screened area for garden waste, logs etc.

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).

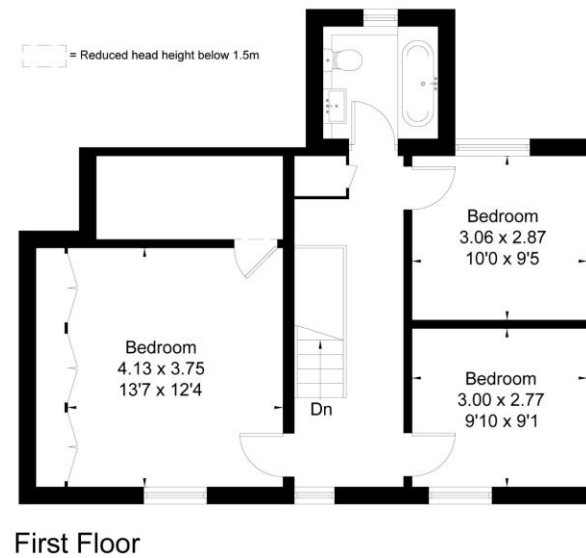
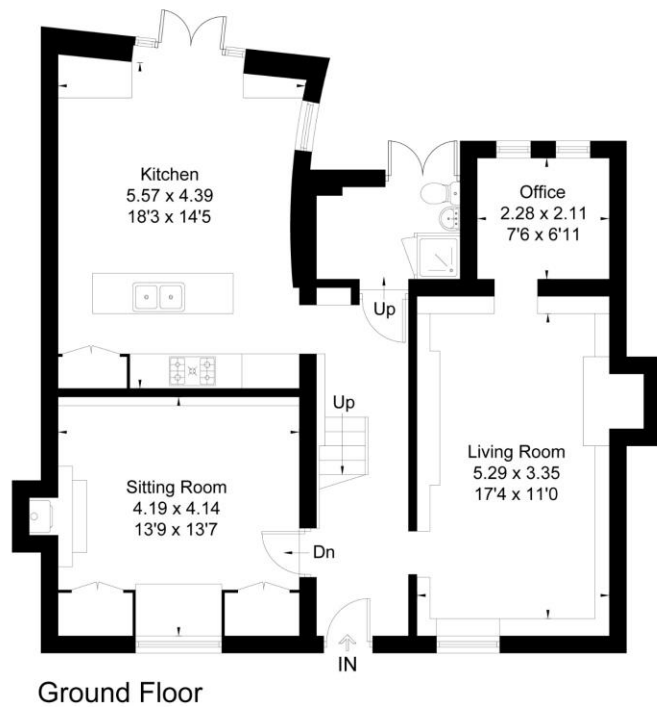
Directions

From our office turn left up the High Street, continue on the A338 for approx. 4 miles and turn left signposted Shalbourne. Continue into Kingston Road and the property will be found on the right hand side after the Post Office.

- Porch
- Entrance Hall
- Sitting Room
- Study
- Family Room
- Kitchen/Dining Room
- Shower Room/Utility
- Three Bedrooms
- Bathroom
- Gardens



Approximate Floor Area = 144.3 sq m / 1553 sq ft



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

Porch

Door to:-

Entrance Hall

Tiled floor. Understairs cupboard. Part-panelled walls. Stairs to first floor.

Sitting Room

Open fireplace with exposed brick and surround. Fitted shelving and part-panelled walls. Radiator with lattice cover.

Study

Fitted shelving. Radiator with lattice cover.

Family Room

Exposed brick fireplace with a woodburning stove. Exposed floorboards. Part-panelled walls with cupboards and window seat. Radiator with a lattice cover. Decorative cornice.

Kitchen/Dining Room

A very comfortable open plan space with a range of Shaker style units, solid wood worktops and island unit that includes a sink. Pull-out bin drawer, larder cupboard, deep pan drawers and wine racks. Integrated dishwasher and wine cooler. Space for a range cooker with an extractor over. Exposed brickwork. Tiled floor. Traditional style radiator. Space for a table. French doors to garden.

Shower Room/Utility

With a glazed shower enclosure, wash hand basin with a cupboard below and w.c. Plumbing for automatic washing machine and appliance space. Tiled floor. Door to garden.

Staircase gives access to a generous landing

Radiator with a lattice cover. Airing cupboard with hot water tank and immersion heater. Exposed beams.

Bedroom 1

With a range of fitted wardrobes and cupboards. Radiator. Access to loft.

Bedroom 2

Radiator.

Bedroom 3

Fitted shelving. Radiator.

Bathroom

A white suite comprising panelled bath with a thermostatic shower over with a deluge head and hand-held spray. Wash hand basin with a drawer below and w.c. Tiled floor and surrounds. Chrome finish heated towel rail. Wall mounted fan heater.

At the front of the property is

A low maintenance style gravelled garden with a central pathway, lavender, evergreen and established wisteria.

At the rear of the property is

A shaped paved terrace leading to a lawned garden with well-stocked borders with an archway to a store area for logs, bikes etc. Shed and screened oil tank. Outside lighting, tap 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		
55-68	D		67 D
39-54	E		
21-38	F	33 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.

