

**NORFOLK LODGE
SHEFFORD WOODLANDS**



Russell Marshall
Estate Agents

Norfolk Lodge

Baydon Road, Shefford Woodlands, Hungerford, Berkshire, RG17 7AD

Guide Price £975,000

Approximately 4 Miles to Hungerford

Approximately 7.7 Miles to Newbury

Approximately 10.5 Miles to Wantage

- Freehold
- Barn Conversion
- Grade II Listed
- Drawing Room With Vaulted Ceiling
- Sitting Room
- Study
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom/W.C.
- Five Bedrooms
- Sumptuous En-suite Bathroom
- Family Shower Room
- Beautifully Preserved Beams And Wall Timbers
- Oil Fired Central Heating
- Lovely Gardens
- Detached Double Garage
- Situated In A Pretty Hamlet
- Close To J14 Of The M4



Situation

Norfolk Lodge is located in the pretty Hamlet of Shefford Woodlands approximately 4 miles North of Hungerford and conveniently placed just a short drive from the M4 Junction 14. The nearby town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, post office, Building societies and doctors surgery. There is a swimming pool, sports centre, Gym and Tennis clubs.



The Property

A wonderful Grade II Listed Barn Conversion situated in a pretty Hamlet.

This beautifully presented home includes a stunning main Drawing room with tall vaulted ceilings, exposed beams and double aspect full length windows that flood the room with natural light. There is also a Sitting room with a wood burner, a Study and a good sized Dining room.

The superbly appointed Kitchen/Breakfast room boasts painted finish cabinets, sleek quartz work surfaces and numerous integrated appliances. French doors link seamlessly to the terrace and garden. A useful Utility room and a Cloakroom/W.C. complete the ground floor.

Upstairs, the impressive mezzanine landing features a wrought iron spiral staircase rising to a charming attic Bedroom. There are four further Bedrooms on the first floor, one of which is currently used as a Dressing room.

The principle Bedroom is served by a sumptuous en-suite Bathroom with a free standing roll top bath in addition to a large shower. An equally impressive family Shower room caters for the remaining Bedrooms.

In all, a very special home which successfully retains so many of the original features of the Barn and combines them with modern comforts and excellent living space.









Outside

At the front of the house there is a gravelled driveway and parking area leading to a detached double garage with power and light.

There are very attractive landscaped gardens to both the front and the rear .

The pretty front garden includes a well tended lawn flanked by stocked flower and shrub borders and a large paved sun terrace.

To the rear there is another attractive garden with a neat lawn, brick paved patio area and well stocked flower and shrub borders.







Shefford Woodlands, Hungerford, RG17

Approximate Area = 2219 sq ft / 206.1 sq m (excludes void)

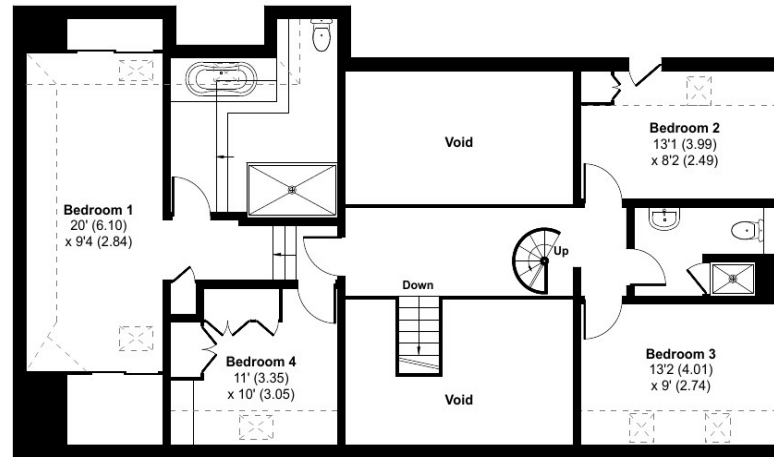
Limited Use Area(s) = 264 sq ft / 24.5 sq m

Garage = 503 sq ft / 46.7 sq m

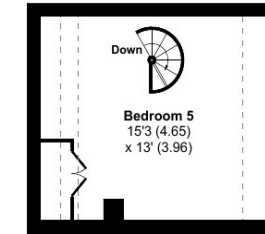
Total = 2986 sq ft / 277.3 sq m

For identification only - Not to scale

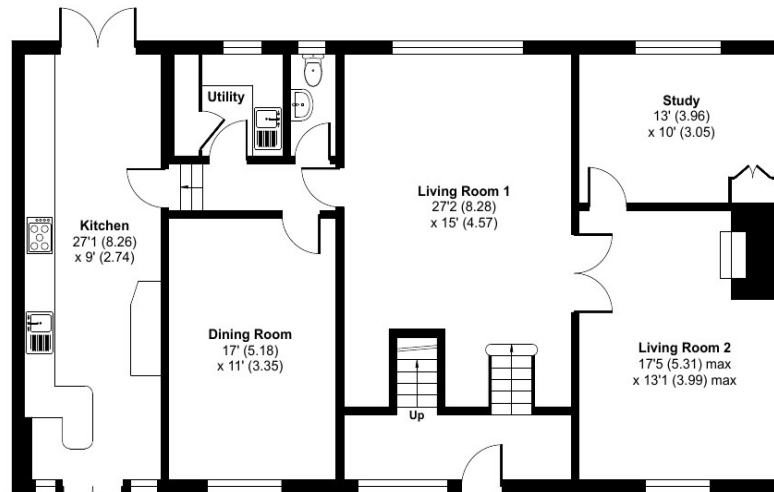
Denotes restricted head height



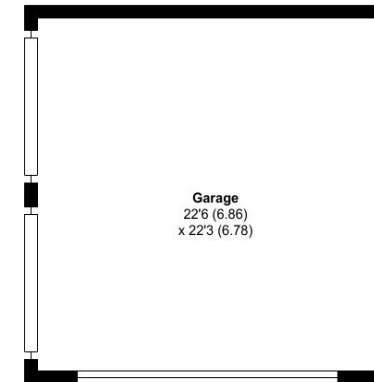
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Services

Oil Fired Central Heating

Mains Water

Private Drainage £30 PCM Fee

Council Tax Band: F

What 3 Words Location: ///recently.colder.adverbs



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Russell Marshall Estate Agents. REF: 1101019



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