

**LITTLE KEEBLE COTTAGE  
SHALBOURNE**





## Little Keeble Cottage, Kingston Road, Shalbourne, Wiltshire, SN8 3QF

**Guide Price £780,000**

Approximately 4.5 Miles to Hungerford

Approximately 9 Miles to Marlborough

Approximately 8.1 Miles to M4 J14

- Freehold
- Prime Village Location
- Detached Cottage
- Double Aspect Sitting Room With Wood Burner
- Beautiful Kitchen/Dining Room
- Study
- Utility Room
- Cloakroom/W.C.
- Three Bedrooms
- En-Suite Bathroom
- Family Shower Room
- Double Glazing
- Oil Fired Central Heating
- Double Garage with Attic Store/  
Hobbies Room Above
- Lovely Garden
- Log Store
- Large Patio Area



### Situation

Little Keeble Cottage finds itself nestled in the heart of Shalbourne village. Shalbourne is situated in lovely rolling countryside south west of Hungerford and has a pub, church and excellent village shop/post office. Although it stands in a rural location with lovely walks and rides, the thriving market town of Hungerford is only about 4 miles away with its range of individual shops and station to London Paddington. The nearby village of Great Bedwyn, which stands alongside the Kennet & Avon canal, also has a station, pubs, bakery and shop. The larger centres of Newbury and Marlborough are within easy reach and the M4 (at Junction 14) is just north of Hungerford. Schools in the area include Marlborough College, Downe House, St Gabriels, Cheam and St Mary's.









### The Property

Little Keeble Cottage is situated in the heart of Shalbourne Village. The property has been beautifully finished with a very keen eye for detail on all aspects and offers comfortable living accommodation over two floors.

On the ground floor a welcoming entrance hall flows through to the beautifully appointed Kitchen/Dining room. This room features a tall vaulted ceiling and triple aspect windows that flood the room with natural light. The Kitchen itself includes painted finish cabinets complimented by sleek granite work surfaces and lovely flagstone flooring. The comfortable double aspect Sitting room has a fireplace housing a wood burner with herringbone brickwork surround and double doors leading onto the patio area. Off the hallway there is also the study, a well appointed Cloakroom/W.C. and the Utility room that leads to the double garage.

Upstairs three well proportioned Bedrooms are served by a luxurious en-suite bathroom and an equally impressive family Shower room.

In all a very special home with a welcoming atmosphere.















## Outside

The property is approached via a shared private lane. Directly in front of Little Keeble Cottage there is a wide driveway which can accommodate several vehicles in addition to a further parking area on the opposite side of the lane. To the side of the house is a double garage with twin up and over doors, power & light and a useful store/hobbies area above.

At the rear of the property there is a pretty garden with a neatly paved sun terrace extending across the full width of the house, a well kept lawn and stocked flower & shrub beds. Also within the garden a greenhouse, storage area and a log store.





## Ground Floor

Approx. 100.2 sq. metres (1078.2 sq. feet)



## First Floor

Approx. 75.5 sq. metres (812.5 sq. feet)



Total area: approx. 175.7 sq. metres (1890.7 sq. feet)

## Services

Mains Electricity  
Mains Water and Drainage  
Oil Fired Central Heating  
What 3 Words: Settle.flipping.chosen



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>82 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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