

**2 WANTAGE ROAD
GREAT SHEFFORD**



Russell Marshall
Estate Agents

2 Council Houses

Wantage Road, Great Shefford, Hungerford, Berkshire RG17 7DG

Guide Price £330,000

Approximately 9.8 Miles to Newbury

Approximately 8.3 Miles to Wantage

Approximately 2.8 Miles to M4 J14

- Freehold
- Semi Detached House
- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Conservatory
- Utility/Cloakroom/W.C.
- Three Bedrooms
- Family Bathroom
- Lovely Garden Approximately 70' Long
- Oil Fired Central Heating
- Double Glazing
- Parking



Situation

Great Shefford has a number of amenities including a Church, public house, village shop, primary school, petrol station and garage. The larger towns of Hungerford (4 miles) and Newbury (8 miles) are easily accessible. Both towns have railway links to London Paddington (approximately 1 Hour) and the West Country, Junction 14 of the M4 is just approximately 3 miles away.



The Property

A well located semi-detached house in the village of Great Shefford.

On the ground floor visitors are greeted in a generous sized entrance Hall that leads into the Kitchen/Dining room which boasts some lovely views towards farmland. There is a comfortable Sitting room with an open feature fireplace and French doors leading out into the Conservatory that in turn leads out onto a patio area. There is also a useful Utility/Cloakroom/W.C.to complete the ground floor.

Upstairs, there are three well proportioned Bedrooms all served by a Family Bathroom with a shower above the bath.

Outside

To the front of the house there is a gravelled driveway with room for two vehicles. To the rear there is a patio area that is accessed through the Conservatory. The garden is mostly laid to lawn with mature shrubs and an ornamental pond. There is also an allocated parking space located at the rear of the garden.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Band: C

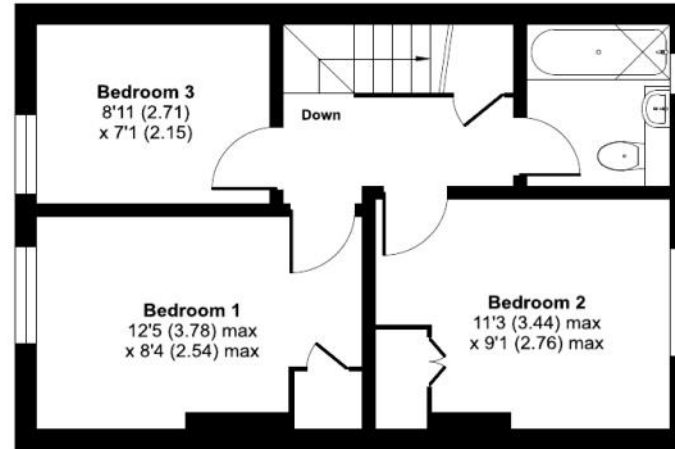
What 3 Words Location: ///intrigued.topics.carting



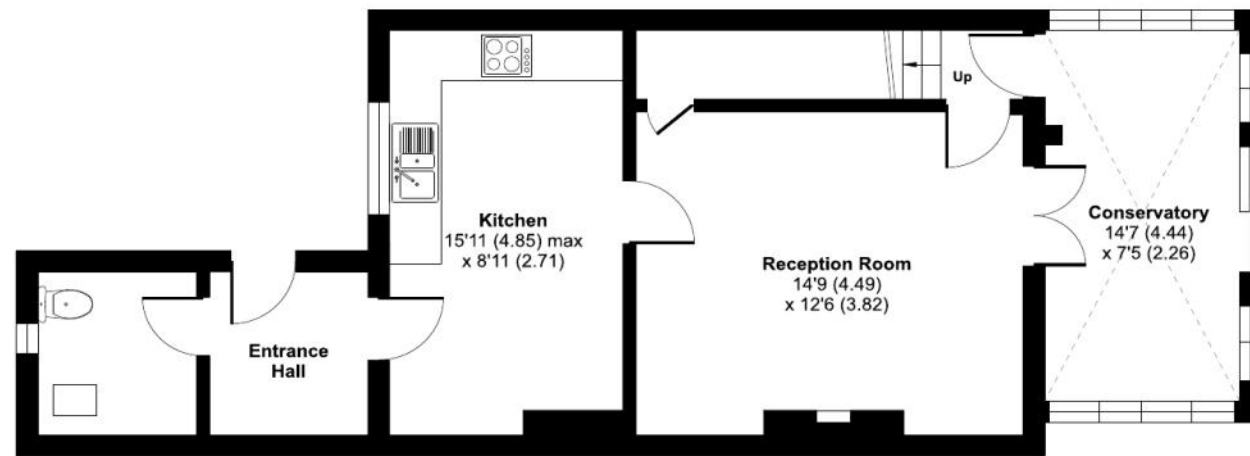
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Approximate Area = 974 sq ft / 90.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Russel Marshall. REF: 1282783



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