

**GARDEN HOUSE  
SHEFFORD WOODLANDS**



**Marshall**  
Estate Agents

# Garden House

Shefford Woodlands, Hungerford, Berkshire, RG17 7AR

Guide Price £995,000

Approximately 4 Miles to Hungerford

Approximately 7 Miles to Newbury

Approximately 10.4 Miles to Wantage

- Freehold
- Detached Period House
- Self Contained Annexe
- Pretty Village Location
- Large Entrance Hall
- Drawing Room
- Dining Room
- Breakfast Room
- Kitchen
- Cloakroom/WC
- Rear Lobby
- Four Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Detached Annexe and Garage Block
- Lovely Mature Garden
- No Onward Chain
- Store Sheds
- Garage
- Carport
- Driveway

Annexe Offering

- Living Room
- Kitchen
- Bedroom
- Bathroom



## Situation

Shefford Woodlands is 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 club.



## The Property

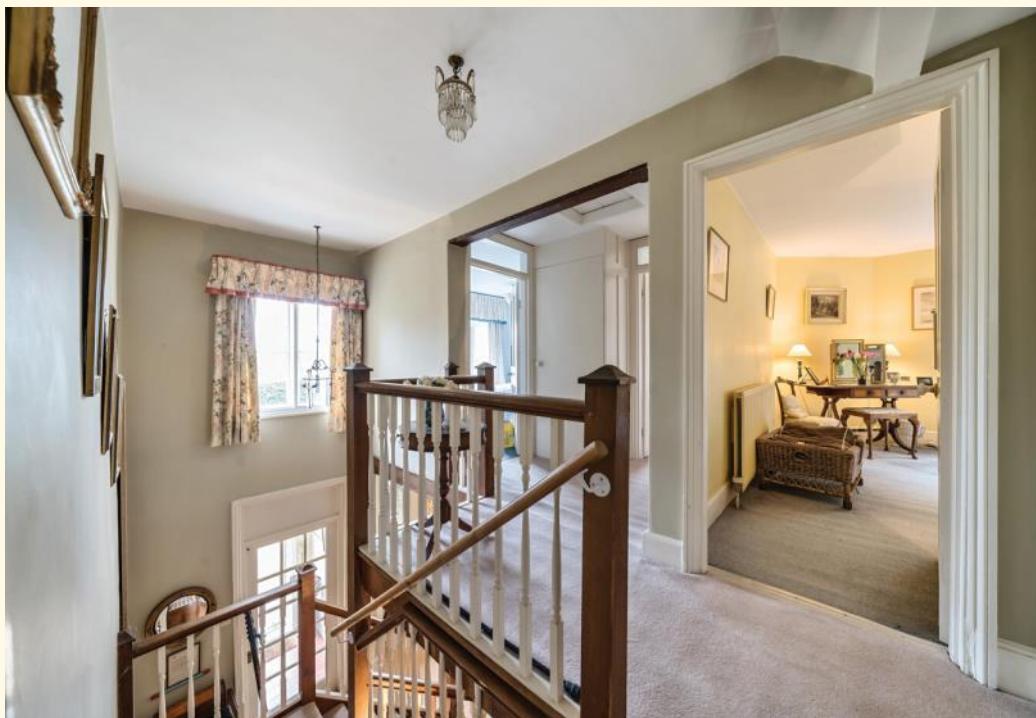
A handsome detached house tucked away in a pretty village.

This lovely home retains great character with period features and open fireplaces adding to its appeal. Visitors are greeted in a spacious hallway with a rather grand staircase rising to the first floor.

The light and airy drawing room with its tall ceiling and French doors onto the garden is particularly noteworthy. Also on the ground floor, there is a dining room, a breakfast room and a kitchen boasting an AGA.

Upstairs, the galleried landing leads to four generous sized bedrooms. The light and airy principal bedroom benefits from a large en-suite bathroom whilst the family bathroom serves the remaining bedrooms. In addition to the main house and immediately adjacent there is a detached self contained annexe which has a sitting room, bedroom, kitchen and bathroom and could be ideal ancillary accommodation for a relative, a home office or possibly an Airbnb or holiday let.

In all the Garden House is a very special home with a welcoming atmosphere and is offered for sale chain free.





### Outside

At the front of the house there is a wide driveway for several cars and access to the carport and garage.

The delightful rear garden extends to the side of the house and includes a patio area and well tended lawns interspersed with established flower and shrub borders. The garden enjoys a very good degree of seclusion.

Single garage with up and over door, carport, store sheds.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	76 C	
21-38	F	42 E	
1-20	G		

#### Services

Mains Water & Drainage  
Mains Electricity  
Oil Fired Heating

Council Tax Band: E

What 3 Words Location: ///frown.rang.loudly

Approximate Floor Area = 227.6 sq m / 2450 sq ft

Annexe = 101.0 sq m / 1087 sq ft

Summer House = 3.7 sq m / 40 sq ft

Total = 332.3 sq m / 3577 sq ft



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**01488 686867**

[www.marshallestateagents.co.uk](http://www.marshallestateagents.co.uk)  
sales@marshallestateagents.co.uk  
19 High Street, Hungerford, Berkshire,  
RG17 0NL

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