

Garden House, Shefford Woodlands, Berkshire





Garden House offers the perfect blend of comfort, elegance, and versatility.

Set in an Area of Outstanding Natural Beauty, set back from the road in the hamlet of Shefford Woodlands.



Tenure: Available freehold

Local authority: West Berkshire

Council tax band: E





Garden House

Garden House is a magnificent family home offering spacious and versatile living spaces and a separate annexe for guests, family members, or even a home office.

As you enter the property, you will be greeted by the impressive drawing room with an open fireplace and French doors to the beautiful rear garden. In addition to this, there is a formal dining room and a cosy breakfast room for more casual meals. Currently used as a study, the reception hall is a bright, airy space that adds to the home's overall charm. The kitchen is well-equipped with fitted units that provide ample storage and an Aga range cooker, perfect for those who love to cook and entertain.

The generous principal bedroom awaits upstairs, with a large en suite bathroom with built-in storage, a bath, and a separate shower unit. Three additional double bedrooms and a family bathroom complete the upper level of the house.

Outside

The front of the property offers a gravel driveway with plenty of parking space next to the garage, which also provides additional storage.

Adjacent to the garage, you will find a fully self-contained annexe, including a sitting room, one double bedroom, a fully equipped kitchen, and a bathroom. A carport is conveniently located on the side of the garage.

The rear garden is a true oasis, featuring paved terracing, lush lawns, beautiful border flowerbeds, and various shrubs, trees, and hedgerows. A charming timber-framed summer house adds a touch of tranquillity to the space.

One of the standout features of the garden is the mature wisteria that adorns the rear of the house, creating a truly captivating and picturesque setting.





Berkshire

Garden House is situated in an Area of Outstanding Natural Beauty, set back from the road in the hamlet of Shefford Woodlands.

The property is well placed for communications, being about 1 mile from the M4 (J.14) and 8.8 miles from Newbury, which connects to the A34 and M4 and offers a high-speed train service to Paddington.

The stunning countryside provides excellent opportunities for outdoor activities such as walking and riding.

The proximity to the Pheasant Inn gastropub is a bonus for those looking for a delicious meal or a cosy place to relax.

The market town of Hungerford has everything you need with its variety of amenities, including supermarkets, a butcher, and a doctor's surgery. The nearby Newbury, Marlborough, and Wantage towns offer a wide range of shopping, leisure, and cultural facilities.

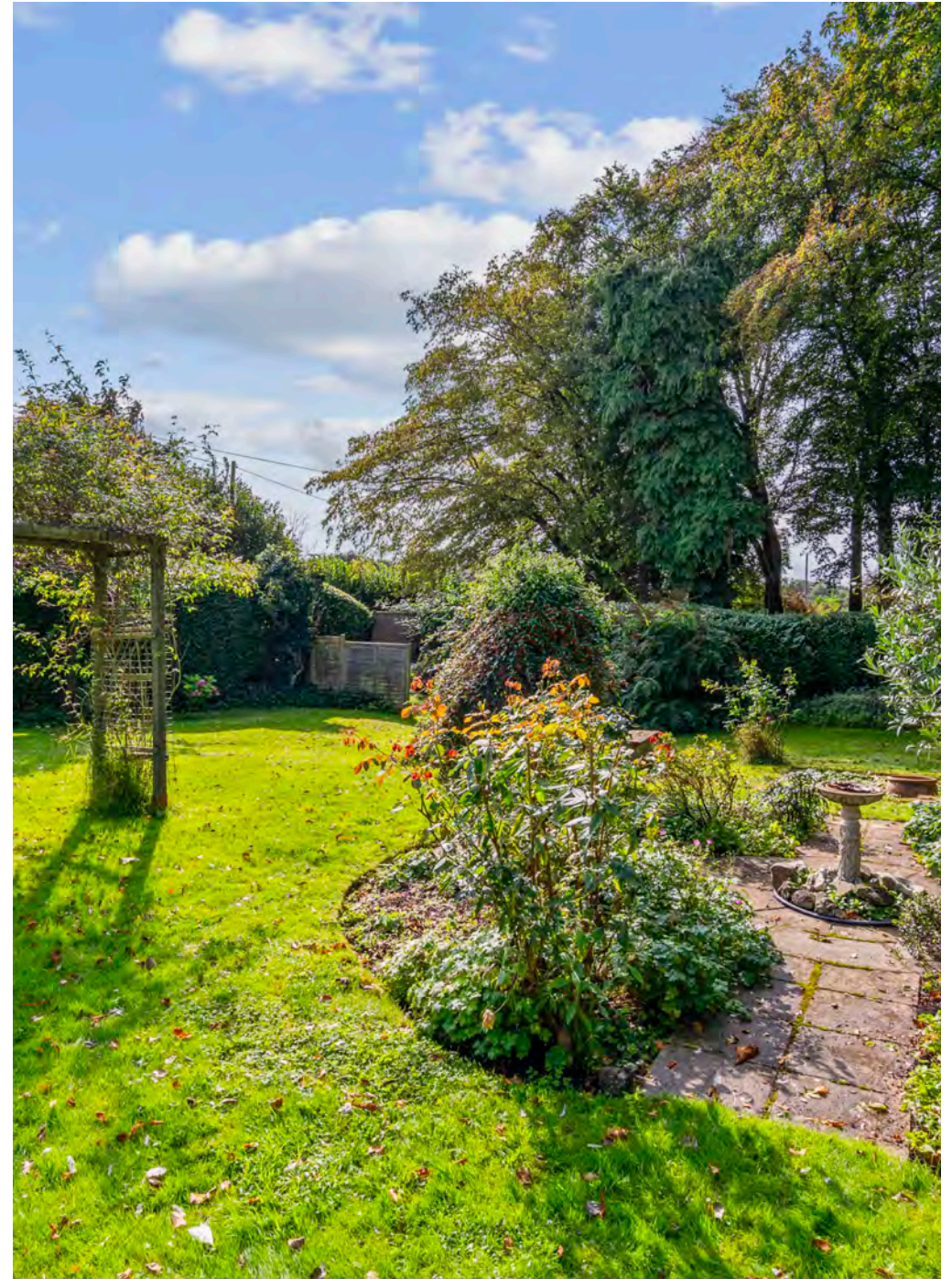
Many state and independent schools in the area include Pinewood, Marlborough College, and Downe House.

Directions (RG17 7AR)

what3words: ///dairy.prude.materials

Services

Mains water and electricity. Drainage via septic tank. Oil- heating.



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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