



## FIELDRIDGE WOOD HOUSE

Shefford Woodlands, Berkshire



## AN IMPRESSIVE AND ELEGANT FAMILY HOUSE WITH LIGHT AND WELL-PROPORTIONED ROOMS, SITUATED IN AN ACCESSIBLE LOCATION.

Fieldridge Wood House is a wonderful family home believed to date from 1953. It was extended and re-modelled by the current owner in 1993 to create light and well-proportioned rooms.

			EPC
4	2	3	E
			
			0.54 acres

Services: Mains water and electricity. Private drainage. Oil heating and Aga.

Local Authority: West Berkshire Council

Council Tax band: E

Tenure: Freehold

Postcode: RG17 7AT



## LOCATION

The property is well placed for excellent communications being about a mile from Junction 14 of the M4. Newbury is about 10 miles to the east and connects to the A34 and M4 and a high-speed train service to Paddington.

The pretty market town of Hungerford lies a short drive to the south and has a variety of shops, restaurants and a station. Trains to London (Paddington) take from 50 minutes.

The area is well known for its outstanding rolling countryside with many bridlepaths and footpaths. There are many well-regarded state and independent schools in the area including Pinewood, Marlborough College and Downe House.



## THE PROPERTY

The accommodation is tastefully presented and has been well-maintained. A tiled reception hall leads into a wonderful double-aspect sitting room with open fire and views over the delightful garden. There is a well-appointed, south-facing kitchen/breakfast room with Aga, which leads into an attractive garden room which overlooks the garden. There is a study, which could be used as a playroom, a utility room and larder.

On the first floor the double-aspect principal bedroom has a dressing area and bathroom. There are three further bedrooms and a shower room.

Subject to planning it may be possible to convert the roof space into further accommodation.



## OUTSIDE

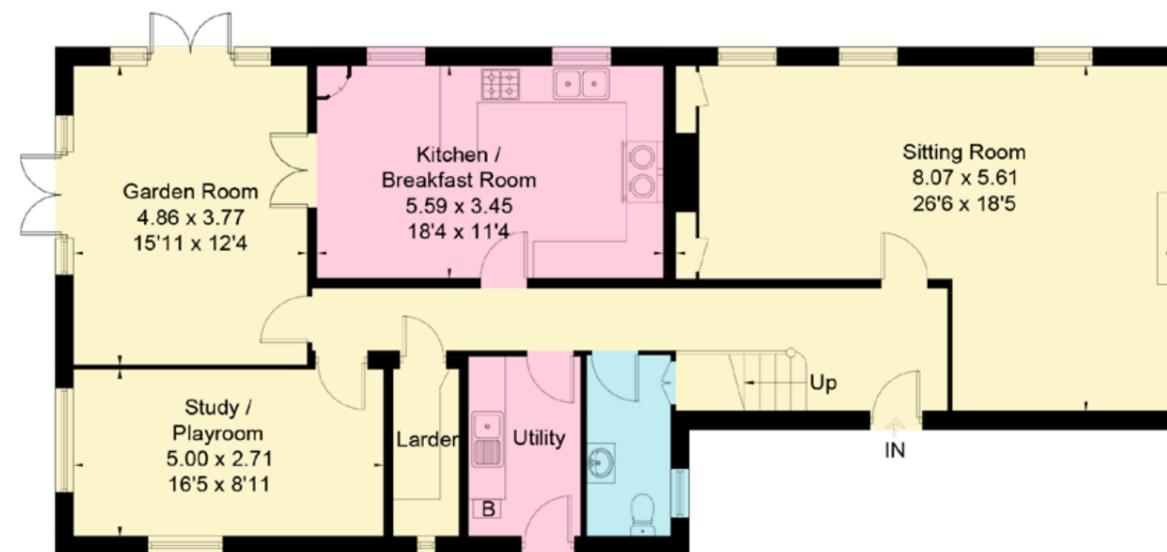
The beautifully maintained gardens are south-facing and mainly laid to lawn with a variety of trees and shrubs. The boundaries are protected by mature shrubs and woodland.

French windows from the garden room lead onto a sheltered terrace with awnings, which provides ideal outdoor entertaining space.

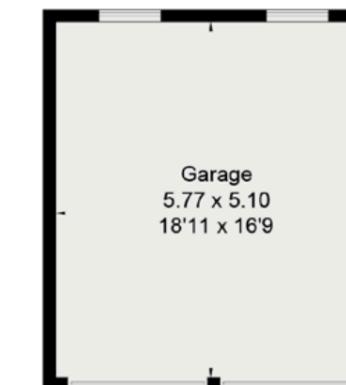
The house is approached via a pair of gates which lead to a gravel drive, parking area and double garage. In addition there is an ornamental pond.



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
Main House: 233.5 sq m / 2,513 sq ft.  
Garage: 29.4 sq m / 316 sq ft.  
Total Area: 262.9 sq m / 2,829 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Rob Wightman**  
01488 688 547  
rob.wightman@knightfrank.com

**Knight Frank Hungerford**  
Ramsbury House, 22 High Street  
Hungerford, RG17 0NF

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