

**YEW TREE HOUSE
SHALBOURNE**



Marshall

Estate Agents

Yew Tree House

Mill Lane, Shalbourne, Marlborough, Wiltshire, SN8 3XA

Guide Price £725,000

Approximately 3.5 Miles to Hungerford

Approximately 3.5 Miles to
Great Bedwyn Railway Station

Approximately 10.2 Miles to
Marlborough

- Freehold
- Detached House
- Prime Village Location
- Living Room With Fireplace
- Dining Room
- Modern Re-Fitted Kitchen
- Utility Room
- Cloakroom/W.C.
- Conservatory
- Study
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Oil Fired Central Heating
- Double Glazing
- Ample Driveway
- Lovely Corner Plot Garden



Situation

Shalbourne is situated in lovely rolling countryside south west of Hungerford and has a pub, church and excellent village shop/post office. The village 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

Yew Tree House is a pretty detached home situated in the heart of Shalbourne village.

The property has been beautifully maintained and upgraded by the current owners and offers well designed living accommodation.

On the ground floor there is a bright and airy triple aspect Sitting room with an open fireplace and French doors leading out to the garden.

There is also a separate Dining room, a useful Study and a Conservatory/Breakfast room.

The modern re-fitted Kitchen boasts sleek work surfaces, gloss finish cabinets and a stylish integrated oven, hob and extractor canopy. The Kitchen is served by an equally impressive Utility/Boot room which in turn leads to the Cloakroom/W.C.

Upstairs, the galleried landing gives access to three well proportioned Bedrooms which benefit from a sumptuous en-suite shower room and a high quality main Bathroom.

Subtle décor tones and new carpets give this home a welcoming atmosphere.

Outside

At the front of the house there is a wide gravelled driveway for three or four cars.

The pretty garden extends to the rear and side of the house and includes two patio areas, a neatly tended lawn and well stocked flower and shrub borders. The garden enjoys a good degree of seclusion.





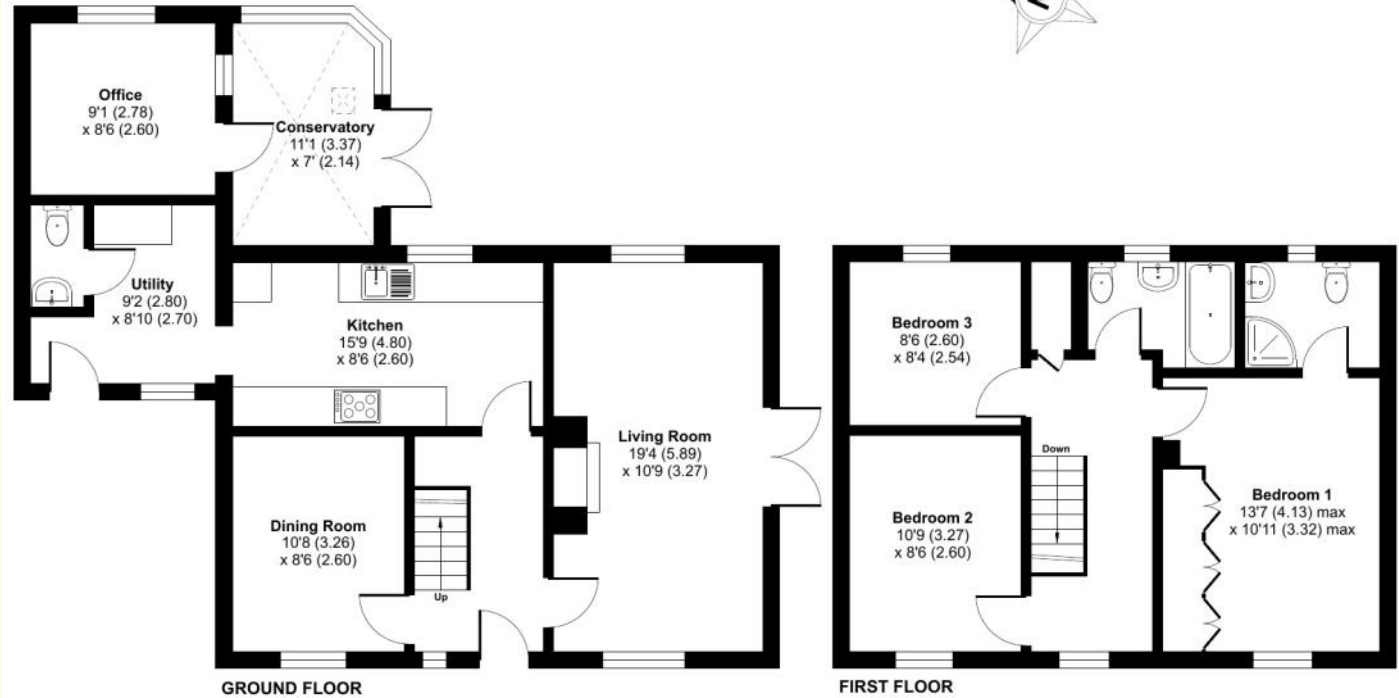




Mill Lane, Shalbourne, SN8

Approximate Area = 1280 sq ft / 118.9 sq m

For identification only - Not to scale



Services

Mains Water & Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Band: E

What 3 Words Location:
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. REF: 1302728

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