



1 Ivy House

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

marc allen



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£595,000

An attractive Grade II listed cottage that retains great character and charm throughout, with exposed beams, fireplaces and traditional flooring.

Description

The accommodation includes a separate hall, a good sized kitchen/breakfast room and a fabulous conservatory/garden room with a woodburning stove and doors to the garden. There is also a study and a useful downstairs shower/cloakroom. The sitting room/dining room is a particular feature with a large inglenook fireplace and original bread oven. On the first floor there is a usable landing/dressing area, three bedrooms and a bathroom that includes a traditional roll-top bath. Outside there are double gates to the side leading to the driveway and ample off road parking. There are good sized waterside gardens, detached annexe and a detached studio/gym. A viewing is strongly advised to fully appreciate the overall qualities and lifestyle opportunity offered by this lovely character home.

Geat Shefford

Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from

Hungerford and Newbury to Reading and London (Paddington).

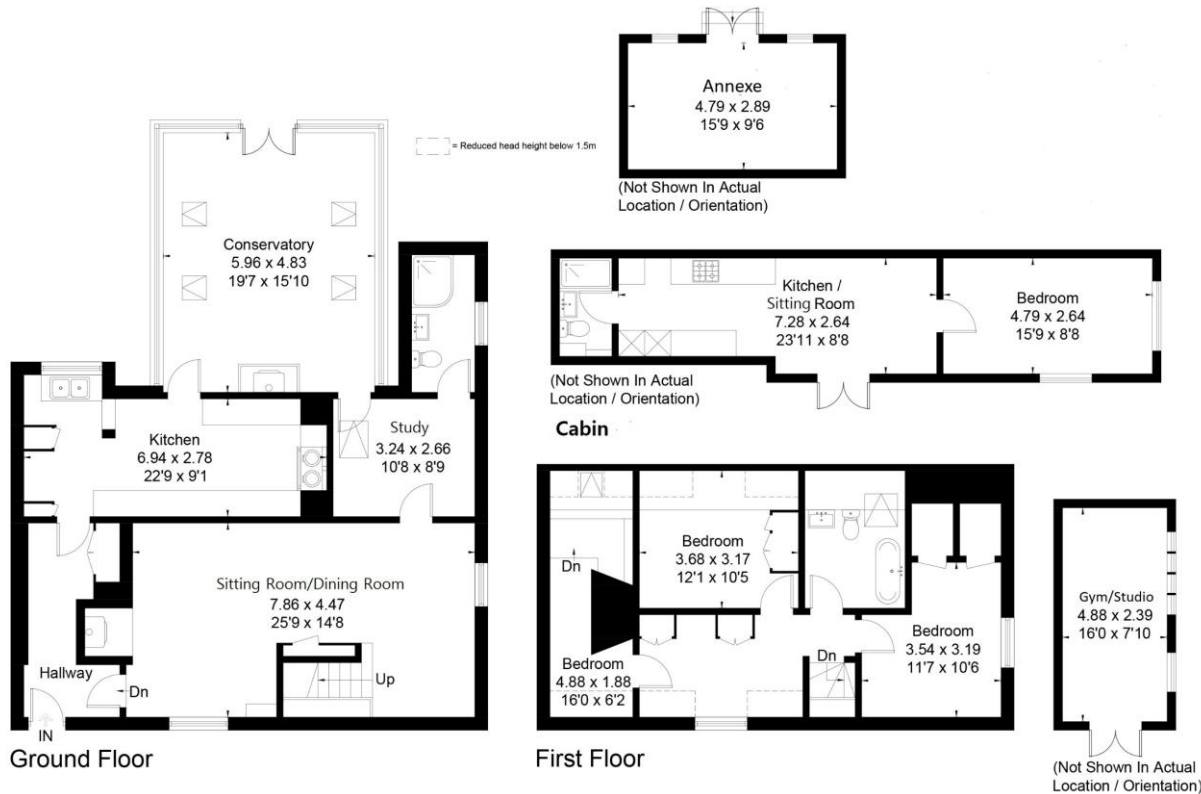
Directions

From our office, turn right down the high street, left at the Bear Hotel and at the second roundabout turn left sign posted M4. Continue straight ahead, under the motorway to Great Shefford. On reaching the village, bear round to the right and the property will be found on the right hand side.

- KitchenBbreakfast room
- Conservatory/Garden Room
- Study
- Shower Room
- Sitting room/Dining room
- Landing/Dressing area
- Three Bedrooms
- Family Bathroom
- Mature Gardens
- Detached Annexe
- Detached Studio/Gym



Approximate Floor Area = 167.9 sq m / 1807 sq ft
 Outbuildings = 48 sq m / 517 sq ft (Excluding Shed)
 Total = 215.9 sq m / 2324 sq ft



To view this property call Marc Allen Estate Agents on **01488 685353**

Entrance Hall:

Tiled and brick floor

Kitchen/Breakfast Room

Fitted with a range of “painted” finish units with open shelving and solid wood worktops. Belfast style sink and mixer tap. Built in cupboard. Brick and tiled floor. Exposed beams. Bench seat and space for a table. Space for an Aga (appliance not included).

Conservatory/Garden Room

A fabulous space with an oil fired woodburner, tiled floor and doors to the garden.

Study

Tiled floor. Fitted shelves and cupboards.

Shower Room

A part vaulted room with curved shower enclosure, wash hand basin and wc. Radiator. Tiled floor. Extractor fan.

Sitting Room/Dining Room

Inglenook fireplace with woodburning stove and bread oven. Exposed beams and brickwork. Three radiators. Oak finish flooring.

Stairs give access to landing/Dressing area

Built in oak fronted cupboards and dressing table.

Bedroom 1

Built in wardrobe. Exposed beams. Eaves storage. Radiator.

Bedroom 2

Built in oak fronted wardrobes. Exposed beams. Radiator.

Bedroom 3

Exposed beams. Radiator.

Bathroom

With a freestanding roll top bath and side taps, wash hand basin and wc. Tiled floor and surrounds. Radiator. Electric shaver point. Velux window.

Outside

There are electric double gates to the side leading to a gravelled driveway and parking area providing excellent off road parking. Directly to the rear of the cottage there is a gravelled area, and circular paved patio, beyond which is a lawned garden with mature trees, shrubs and area of decking. There is also a detached annexe with kitchen/sitting room, shower room, and bedroom together with a detached studio/gym which is insulated and has electricity. There is a further area of garden leading to the banks of the River Lambourn.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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