

**MANOR COTTAGE
SHALBOURNE**



Manor Cottage

Rivar Road, Shalbourne, Marlborough, Wiltshire, SN8 3RR

£650,000

Approximately 4.3 Miles to Hungerford

Approximately 2.7 Miles to Great Bedwyn
Railway Station

Approximately 8.2 Miles to M4 J14

- Freehold
- Detached Cottage
- Sought After Village Location
- Views Over The Village Green
- Sitting Room With Feature
Fireplace Housing a Log Burner
- Dining Room
- Study/ Occasional Third Bedroom
- Galley Style Kitchen
- Two Bedrooms
- Family Bathroom
- Utility/Outside Store
- Driveway Parking
- Secluded Low Maintenance
Garden
- Village Pub (The Plough) Close By



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

A pretty detached cottage situated in the heart of this sought after village opposite the village green and just a stones throw from the pub and the local shop.

This charming property has been well maintained and offers comfortable accommodation over two floors.

On the ground floor there is a Sitting room with a log burner, a separate Dining room and a galley Kitchen. There is also a study which can double as a guest Bedroom if required.

Upstairs, two generously proportioned Bedrooms are served by a high quality Bath/Shower room.

The cottage enjoys good natural light and has a very welcoming atmosphere.

Outside

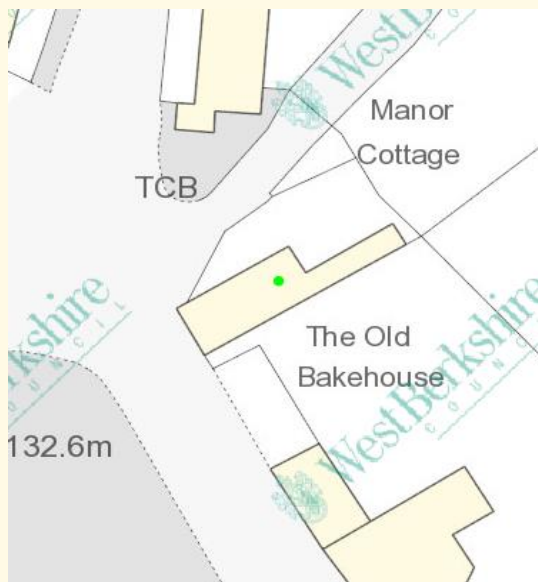
There is a two car driveway at the front and to the rear/side there is a delightful garden which is remarkably secluded whilst still benefiting from a sunny aspect.

A utility room and outside store are the finishing touch to this very special home

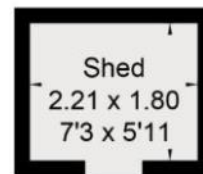








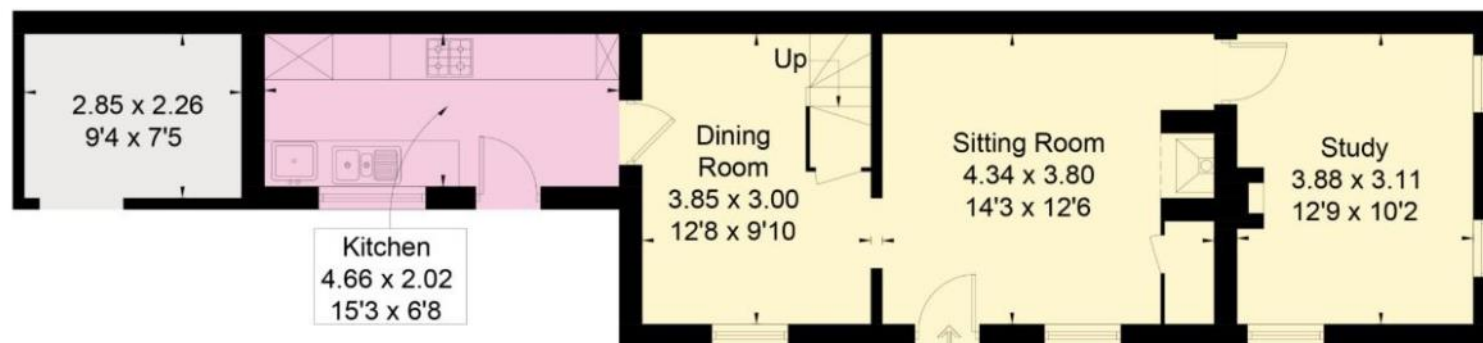
Approximate Floor Area = 92.9 sq m / 1000 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103717

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Services

Mains Electricity
Mains Water & Drainage
Oil Fired Central Heating

Council Tax Band: D

What 3 Words Location: ///videos.manhole.miracle

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