



# Parlour Cottage

Northfield Farm, Wantage Road, Great Shefford, Berkshire, RG17 7DQ

marc allen





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**Guide £395,000**

An older style semi-detached property with a wealth of exposed beams throughout.

## Description

The accommodation includes a separate entrance porch, a very good sized reception room with a fireplace, study area and rear hall from which the stairs lead. The kitchen has a range of gloss fronted units and there is also a useful utility room with a door to the garden. On the first floor there are three well balanced bedrooms and a bathroom in traditional white. Outside there are five bar gates leading to a good sized driveway with garden to either side of that. A viewing is strongly advised to fully appreciate the character and size of this non-estate property.

## Great 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

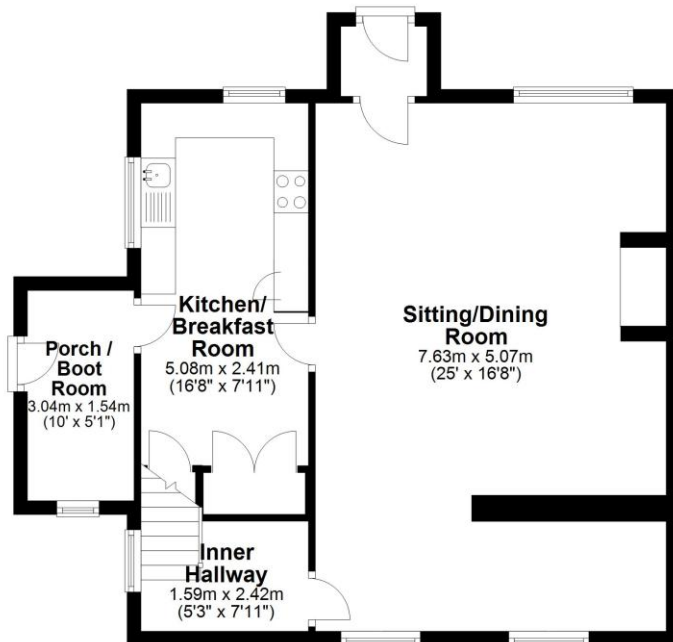
From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4. Pass under the motorway and continue to Great Shefford. Continue through the village towards Wantage and the property will be found along on the left hand side.

- Enclosed Porch
- Sitting Room/Dining Room
- Study Area
- Kitchen
- Rear Hall
- Three Bedrooms
- Bathroom
- Driveway
- Gardens



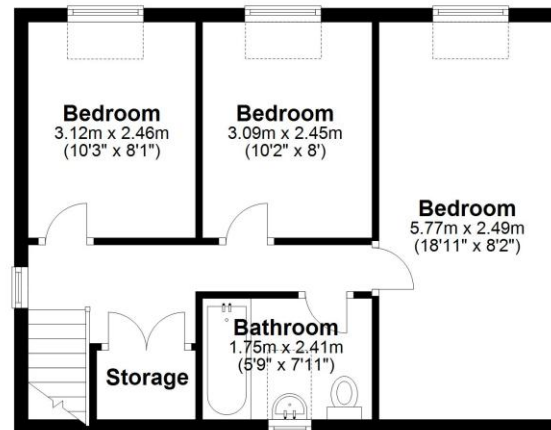
### Ground Floor

Approx. 64.2 sq. metres (691.2 sq. feet)



### First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 107.7 sq. metres (1159.2 sq. feet)



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

Door to:-

#### Enclosed Porch

Door to:-

#### Sitting Room/Dining Room

25' 7" (7.62m) x 16' 7" (5.05m). Open fireplace with a brick surround. Exposed beams. Radiator. Opening to:-

#### Study Area

9' 2" (2.79m) x 5' 2" (1.57m). Radiator.

#### Kitchen

16' 8" (5.08m) x 7' 10" (2.39m). Fitted with a range of cream gloss fronted units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Integrated fridge and freezer. Built-in cupboards. Stable door to:-

#### Utility

9' 11" (3.02m) x 5' (1.52m). With plumbing for automatic Washing machine. Appliance space. Door to side.

#### Rear Hall

Radiator. Exposed beams.

#### Staircase gives access to landing

With a linen cupboard and shelving. Radiator.

#### Bedroom 1

18' 11" (5.77m) x 8' 1" (2.46m). Exposed beams. Radiator. Access to loft.

#### Bedroom 2

10' 1" (3.07m) x 8' (2.44m). Exposed beams. Eaves storage. Radiator.

#### Bedroom 3

10' 2" (3.1m) x 8' (2.44m). Exposed beams. Radiator. Velux window.

#### Bathroom

A white suite comprising twin grip panelled bath with a shower attachment, wash hand basin and w.c. Exposed beams. Chrome finished heated towel rail. Electric shaver point.

#### Outside

There are five bar gates opening to a good sized driveway and a garden laid to grass with a mature Silver Birch tree. There is also a further area of garden to the right of the driveway.

#### Services

Mains electric and water. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

#### Service Charge

Please note there is a service charge which is currently £395.10 per annum.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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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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