



Heathside

Newbury Road, Shefford Woodlands, Hungerford, Berkshire, RG17 7AJ

marc allen

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Guide £495,000

A detached Grade II listed cottage that retains great character throughout with good frontage, outbuildings and a fabulous garden backing onto farmland, approaching 0.39 of an acre in total.

Description

The traditional and unspoilt accommodation includes a sitting room with an inglenook fireplace and a wood burner, a tasteful kitchen dining area with an Aga and a useful utility room with a door to outside. The bathroom is fitted in traditional white and includes a shower. On the first floor there is an open plan landing bedroom area that could be separated (subject to any consents of course), and a further double bedroom. Outside there is an in and out driveway, a range of outbuildings, gardens and an area for vegetables, chickens etc. The garden backs on to farmland and is a particular feature of the property. A viewing is strongly advised to fully appreciate the wonderful lifestyle opportunity that the property offers.

Shefford Woodlands

Shefford Woodlands is a picturesque hamlet approximately 3 miles to the north of Hungerford. St The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two further comprehensive facilities are available at Newbury and Basingstoke which both have railway stations on a direct line to London. Road links are also good with the A339 giving access to the M4 motorway via Newbury and the M3 via Basingstoke.

Directions

From our office, turn right down the High Street, and right at the Bear Hotel. Go straight over at the roundabout and then left onto the A338, follow along and go straight over at the roundabout onto the

Baydon Road. Take the first right into Ermin Street, follow along and Heathside will be found along on the right hand side.

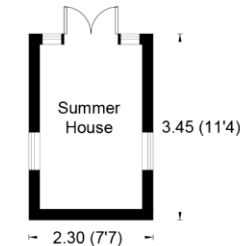
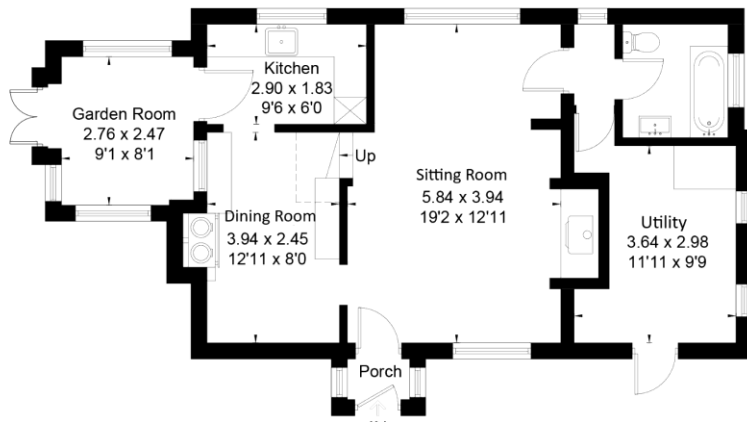
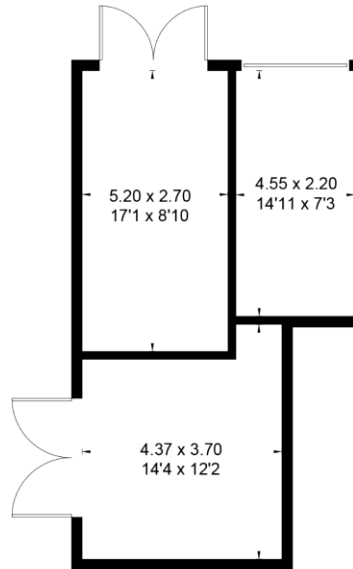
- Sitting Room
- Side Hall
- Bathroom
- Utility
- Kitchen
- Dining Room
- Garden Room
- Bedroom/Landing
- Second Double Bedroom
- Driveway
- Various Outbuildings
- Fabulous Garden
- Farmland Views



Approximate Floor Area = 93.8 sq m / 1010 sq ft
 Outbuilding = 45.4 sq m / 489 sq ft (Including Garage)
 Total = 139.2 sq m / 1499 sq ft



□ = Reduced head height below 1.5m



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

Porch

Door to:-

Sitting Room

Inglenook fireplace with a wood burner.

Side Hall

Bathroom

Panelled bath with a shower over, wash hand basin and wc. Access to loft space.

Utility

Exposed brick work. Fitted shelving. Access to loft. Door to front.

Kitchen

Fitted with a tasteful range of wall and base units with drawers, solid wood worktops and tiled surrounds. Belfast style sink with a mixer tap. Integrated fridge and dish washer. Brick floor. Opening to:-

Dining Room

With an Aga. Brick floor.

Staircase gives access to landing

Bedroom/Landing

Expose floorboards.

Bedroom 2

Fireplace (not in use). Hanging space. Exposed floorboards. Built in wardrobe. Night storage heater.

At the front of the property is

There is an in and out driveway providing parking for several vehicles, with mature hedging and various outbuildings.

At the rear of the property is

There is a lawned garden with shrubs, mature hedging and a gate to a further area of garden with shrubs, oak tree and an area for vegetables, chickens etc.



EPC not required.

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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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