



# 1 Royal Oak Cottages

Shalbourne, Wiltshire, SN8 3RW





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£450,000

A substantial semi-detached house situated in a non-estate location on the outskirts of Shalbourne, with a large garden and lots of potential.

## Description

The accommodation includes a separate hall space, a useful downstairs cloakroom and a conservatory/utility. The kitchen has a range of light coloured units, including an island unit, with space for a range cooker. The dining room has a fireplace with a woodburner and there is a sitting/garden room with doors to the rear. On the first floor there are four bedrooms, a family bathroom and a separate shower room. Outside there is a large mature garden backing onto farmland with off road parking, a garage and a useful workshop with office space.

## Shalbourne

Shalbourne is a pretty village on the eastern edge of Wiltshire. It has a village store and church. Shalbourne is approx 4 miles from Hungerford which 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 supermarkets, restaurants, banks and leisure activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service

from the town to Newbury, Reading and London (Paddington).

## Directions

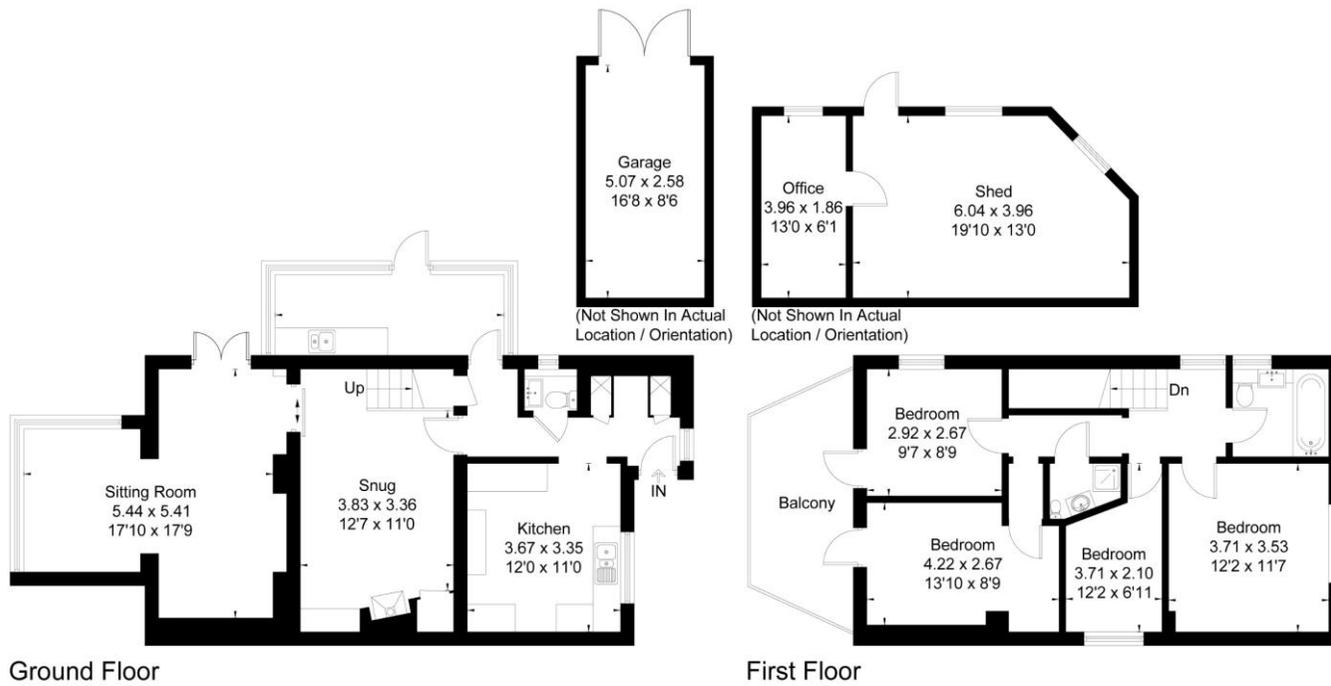
From our office turn left up the High Street and continue on the A338 for approx. 4 miles. The property will be found on the right hand side just before the turning to Shalbourne village.

- Porch
- Entrance Hall
- Cloakroom
- Kitchen
- Dining Room
- Side Conservatory
- Sitting Room/Garden Room
- Four Bedrooms
- Bathroom
- Shower Room
- Garage/Workshop/Office Area
- Large Garden





Approximate Floor Area = 137.8 sq m / 1483 sq ft  
 Garage / Office = 20.4 sq m / 219 sq ft  
 Total = 158.2 sq m / 1702 sq ft



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

### Porch

Stable door to:-

### Entrance Hall

Built-in cupboards.

### Cloakroom

With a wash hand basin and w.c. Radiator.

### Kitchen

Fitted with a range of cream fronted wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Space for a range cooker with an extractor over. Plumbing for dishwasher. Island unit. Radiator.

### Dining Room

Fireplace with a woodburning stove. Oak effect flooring. Built-in cupboard. Radiator. Stairs to first floor.

### Side Conservatory

Appliance space. Plumbing for automatic washing machine. Door to garden.

### Sitting Room/Garden Room

Herringbone flooring. Two radiators. Doors to side.

### Staircase gives access to landing

Access to loft.

### Bedroom 1

Radiator.

### Bedroom 2

Door to balcony. Radiator.

### Bedroom 3

Door to balcony. Radiator.

### Bedroom 4/Dressing Room

### Bathroom

Comprising panelled bath with a shower over, wash hand basin and w.c. Tiled floor and surrounds. Chrome finish heated towel rail.

### Shower Room

With a shower enclosure, wash hand basin and w.c. Tiled surrounds.

### Outbuildings

There is a garage, a workshop and an office area.

### Outside

There are good sized mature gardens laid to grass with borders, trees and a pleasant backdrop onto farmland.

### Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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