



Springfields

Station Road, Great Shefford, Hungerford, Berkshire, RG17 7DR

marc allen

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Guide £595,000

A fabulous opportunity to purchase an individual village house situated at the end of a small no through lane.

Description

The property offers great potential to extend subject to the useful consents of course, or a fantastic lifestyle opportunity as it is. The accommodation includes good hall space, a walk-in store cupboard/small office and two separate reception rooms. The Kitchen/breakfast room has space for a table and opens in to a side lobby/utility area. There is also access from within the house to the garage/workshop, utility area and cloakroom. On the first floor there is a generous landing, three bedrooms and a study/box room. There is a spacious shower room and this could revert to a bathroom if required. The property is approached via a five bar gate leading to a long private driveway with lots of parking. The house sits nicely in the plot with mature boundaries, borders and hedging providing a good degree of privacy. A viewing is strongly advised to fully appreciate the overall qualities of this unique home, offered for sale with NO ONWARD CHAIN.

Great Shefford

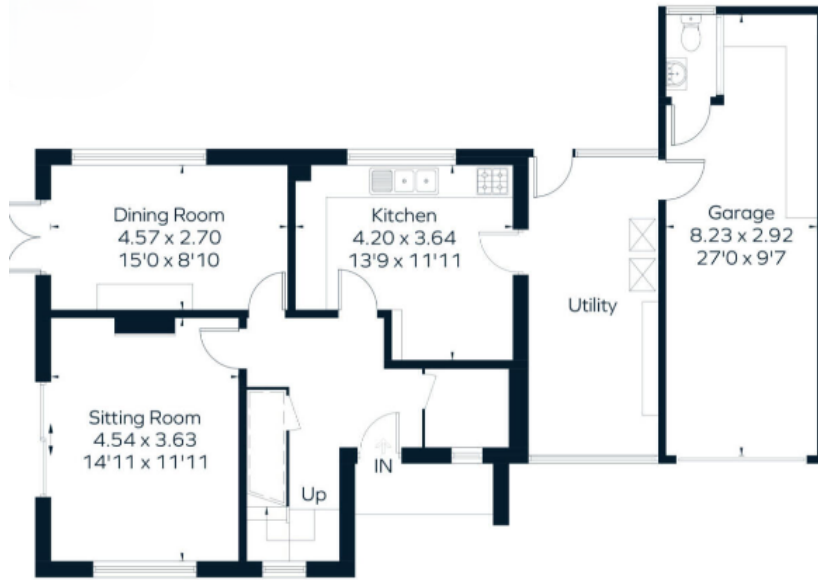
Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

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 straight ahead under the motorway and continue to Great Shefford. On reaching the village stay on the A338 and pass over the bridge. Turn left into Station Road and follow round to the right over the bridge, then take the small lane on the right hand side and Springfields will be found on the left hand side.



- Entrance Hall
- Walk in cupboard/small office
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- Three Bedrooms
- Shower Room
- Garage/Workshop/Utility
- Driveway
- Garden



Ground Floor

= Reduced head height below 1.5m



First Floor



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

Porch

Outside light.

Entrance Hall

Electric panel heater. Understairs cupboard.

Walk in cupboard/Small Office

Sitting Room

Fireplace with a stove surround. Two electric radiators. French doors to garden.

Dining Room

Electric panel heater. French doors to garden.

Kitchen/Breakfast Room

Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, hob and extractor. Integrated dishwasher and fridge. Tiled floor. Electric radiator. Space for a table.

Utility

With appliance space. Tiled floor. Door to garden and to garage.

Stairs give access to landing

A generous space with access to the loft with a pull down ladder.

Bedroom 1

Fitted wardrobes, drawers and dressing table. Electric radiator.

Bedroom 2

Electric radiator.

Bedroom 3

Built in wardrobe. Electric radiator.

Bedroom 4/Study

Electric wall heater.

Shower Room

With a generous shower enclosure, wash hand basin, wc and bidet. Tiled surrounds. Chrome finish heated towel rail. Electric panel heater.

Garage

To the side with a metal up and over door, workshop/utility area and cloakroom with a wc and wash hand basin. Light and power.

Outside

A five bar gate leads to a long private driveway, flanked by evergreen hedging, leading to a generous parking area. The mature gardens are laid to grass with numerous shrubs and hedging providing a good degree of privacy. There is a covered paved terrace for outside dining, a greenhouse and a pathway to the side. Outside lighting and tap.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 27 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.

