



1 NORTHFIELD COTTAGES
Wantage Road, Great Shefford

Carter Jonas

1 NORTHFIELD COTTAGES WANTAGE ROAD GREAT SHEFFORD HUNGERFORD RG17 7DQ

– Mainline railway options from Kintbury, Hungerford,
Newbury and Didcot
– M4 (J14) within easy reach

Porch · entrance hall · living room · kitchen/breakfast room
· utility room · 3 bedrooms · bathroom · side and rear
garden · driveway parking · Energy Rating F

SITUATION

Great Shefford is a delightful working village on the Berkshire/Oxfordshire borders, on the edge of the beautiful Lambourn Valley and surrounded by glorious countryside. There is an excellent village store cum post office together with a primary school, The Swan Public House with its Waterside restaurant, and Norman church with its famous round tower. From the house there are excellent footpaths leading to the village and open countryside.

DESCRIPTION

1 Northfield Cottages is a spacious 3 bedroom end of terrace cottage set adjacent to open countryside. The property is now in need of updating and briefly comprises a large living room with open fireplace, a kitchen breakfast room with adjoining utility room with WC and stairs to the first floor lead to three good bedrooms and a family bathroom. The property offers great scope, including a large loft, to extend subject to the necessary consents.

A PERIOD COTTAGE WITH GOOD SIZE GARDEN IN NEED OF UPDATING AND WITH BEAUTIFUL VIEWS OVER THE ADJOINING COUNTRYSIDE.



OUTSIDE

The property sits on a good size plot with plenty of parking to the front. To the rear and side of the property there is an enclosed south and west facing garden with seating area adjacent to the house.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and private drainage. Electric heating.

Local Authority: West Berkshire Council – 01635 551111

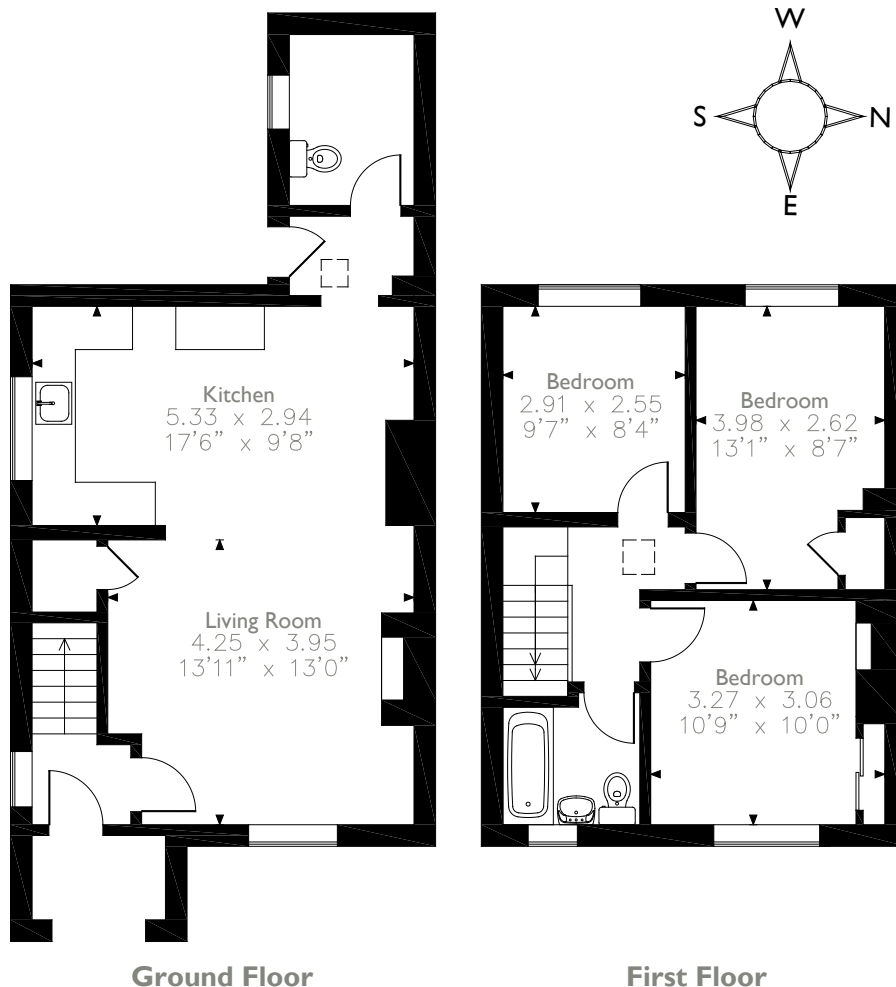
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG17 7DQ. Proceeding through the village towards Wantage, the property can be found on the left hand side.



I Northfield Cottages, Wantage Road, Great Shefford
Approximate Gross Internal Area
85 Sq M/915 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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IMPORTANT INFORMATION

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