



**PLAN CEE**

Wantage Road, Great Shefford

**Carter Jonas**



## **PLAN CEE WANTAGE ROAD GREAT SHEFFORD RG17 7DF**

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

Entrance hall · cloakroom · kitchen · sitting/dining room  
· 3 bedrooms including a principal bedroom with en suite · luxury family bathroom · wonderful private garden  
· EV charging point · high speed broadband · air source heat pump heating system providing underfloor heating throughout · Sonos sound system · stunning high quality kitchen · wonderful village location · Energy Rating C

### **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.

### **DESCRIPTION**

The house is finished to a very high standard in a contemporary design, offering excellent accommodation and many modern features all presented with a superb finish. A large open plan sitting/dining areas offers bi-fold doors opening to a landscaped deck and private garden. The German fitted kitchen is extremely high quality with integrated Miele appliances and Bosch dishwasher with centre island including sink and boiling tap. The high specification continues upstairs with 3 generous bedrooms including a principal suite with air conditioning and large walk-in shower with Philippe Starck sanitaryware. The family bathroom offers a standalone bath and shower finished in the same.

**A VERY IMPRESSIVE DETACHED HOUSE FINISHED TO A HIGH QUALITY AND LUXURIOUS STANDARD AND BENEFITTING FROM AN EXTREMELY HIGH SPECIFICATION WITH EXCELLENT LIVING SPACE, GENEROUS BEDROOMS, GARAGING AND PARKING.**



## OUTSIDE

The feeling of quality continues outside with a smart and generous driveway providing plenty of parking and access to a large garage. At the rear the garden has been landscaped with a large deck area and outside kitchen leading to an Astro turf lawn all offering excellent privacy and making for a wonderful summertime retreat.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band E

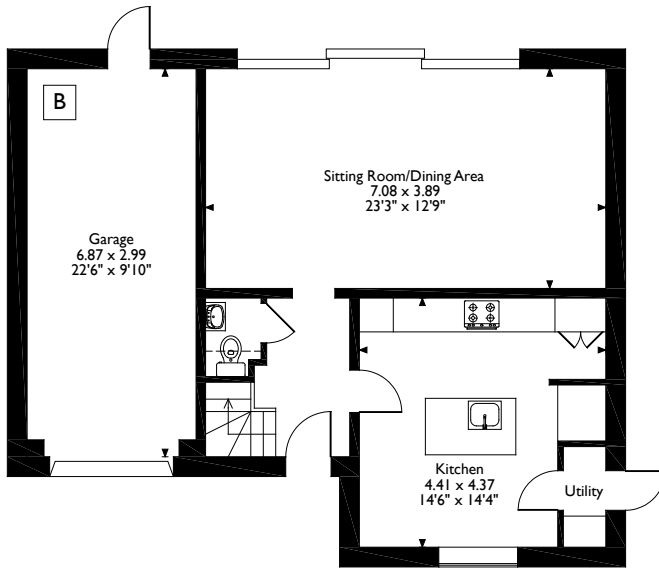
**Viewing:** By prior appointment through the Newbury office 01635 263010

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

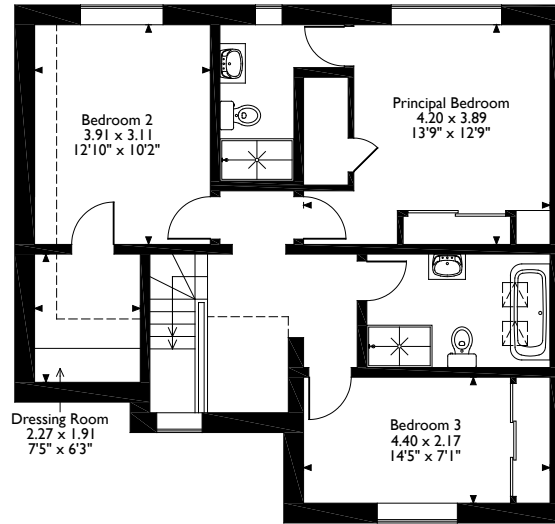




Plan Cee, Wantage Road Great Shefford, Hungerford, Berkshire  
 Approximate Gross Internal Area  
 Main House Gross Internal Area = 118 Sq M/1270 Sq Ft  
 Restricted Head Height (Not included in Main House GIA) = 6 Sq M/65 Sq Ft  
 Garage = 21 Sq M/226 Sq Ft  
 Total (Including Restricted Head Height Area) = 145 Sq M/1561 Sq Ft



**Ground Floor**



**First Floor**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK

### IMPORTANT INFORMATION

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