



**WANTAGE ROAD, GREAT SHEFFORD, RG17 7DQ**  
£2,500 per month\*

**Carter Jonas**

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# **GREAT SHEFFORD, HUNGERFORD, RG17 7DQ**

- Impressive period house
- Fabulous kitchen/breakfast room
- Orangery and sitting room
- 5 double bedrooms and 4 bath/shower rooms
- Off street parking and sizeable garden

## **THE PROPERTY**

The property provides substantial accommodation and comprises a large sitting room with feature fireplace, utility room, WC cloakroom and cellar. The kitchen/breakfast/orangery is a wonderful space and has a range of quality eye and base level cupboards, island unit and plenty of space for a dining table or sofas, access to the side and main garden - perfect for entertaining.

The first floor is accessed via a lovely turned wooden staircase where there is a principal bedroom with built in wardrobes and en suite bathroom, 2 further double bedrooms with en suite shower rooms and the family bathroom. Continuing up through the house to the second floor there are 2 further double bedrooms.

To the front of the property there is a gravel drive with parking for several cars. The rear garden is primarily laid to lawn, with some shrub borders and affords wonderful views over the open farmland. Adjacent to the house there are 2 patio areas perfectly positioned to enjoy the morning and evening sun.

Available for a minimum term of 12 months.

Council tax band F. Energy rating band D.

Septic tank drainage, Oil heating, water thought the farm (billed on a rateable value). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a monthly rent of £2500 per calendar month: 1 weeks holding deposit £576.00 , 5 weeks security deposit £2884.00

**A beautifully presented farmhouse sitting in a plot of approximately ½ an acre. Part furnished or unfurnished.**



## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
92-100	A		
81-91	B		
69-80	C		
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



Northfield Farmhouse, Wantage Road Great Shefford, Hungerford, Berkshire  
 Approximate Gross Internal Area  
 Main House = 313 Sq M/3367 Sq Ft  
 Outbuilding = 13 Sq M/143 Sq Ft  
 Total = 324 Sq M/3510 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.



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