



NORTHFIELD FARMHOUSE
Wantage Road, Great Shefford

Carter Jonas

NORTHFIELD FARMHOUSE WANTAGE ROAD GREAT SHEFFORD HUNGERFORD RG17 7DQ

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

Entrance hall · sitting room · fabulous kitchen/breakfast room · orangery · utility room · WC cloakroom · cellar · principal bedroom with en suite · 2 further bedrooms with en suites · 2 second floor bedrooms · family bathroom · shower room · off street parking · garden · fibre to the property · Energy Rating D

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

Northfield Farmhouse is a delightful period property which has been extensively updated by the current owners including the creation of an impressive kitchen/breakfast room leading to the recently built orangery overlooking the garden. The property provides substantial accommodation and briefly comprises a large sitting room with feature fireplace, utility room, WC cloakroom and cellar. The kitchen/breakfast room 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.

A BEAUTIFULLY PRESENTED FARMHOUSE SITTING IN A PLOT OF APPROXIMATELY 0.2 OF AN ACRE. SMALL ADJOINING PADDOCK AVAILABLE BY SEPARATE NEGOTIATION.



The first floor is access 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.

OUTSIDE

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.

NB: A small adjoining paddock of 0.3 of an acre is available by separate negotiation.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and shared septic drainage. Oil fired central heating

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

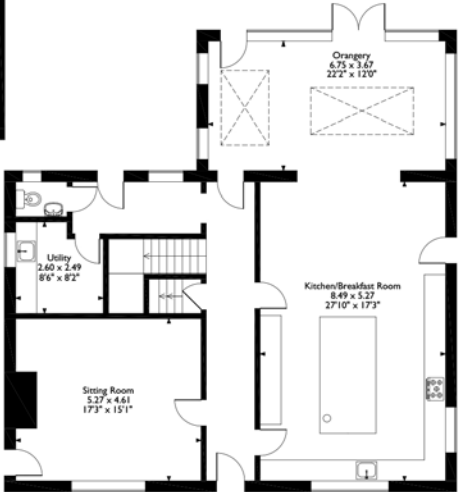
Directions: Please use post code RG17 7DQ. Proceeding through the village towards Wantage, the property can be found on the left hand side.



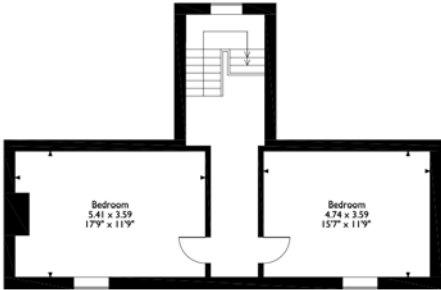
Northfield Farmhouse, Wantage Road Great Shefford, Hungerford, Berkshire
Approximate Gross Internal Area
Main House = 313 Sq M/3367 Sq Ft



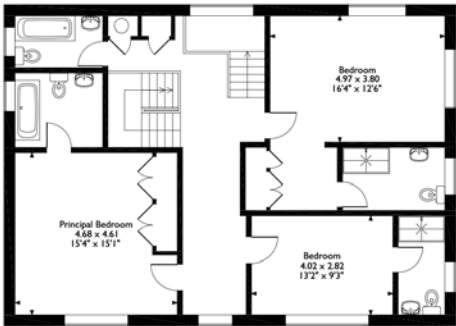
Cellar



Ground Floor



Second 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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