



Newbury Road, Great Shefford, Hungerford, RG17 7EE

£850,000



Highfield Lodge is a five bedroom detached chalet style house built in the 1980's with feature wall and ceiling timbers situated in the picturesque village of Great Shefford with views from the front over rolling countryside. Set in approx. 0.3 of an acre, WITH A SEPARATE FIELD APPROACHING APPROX. 0.5 ACRE.

DON'T MISS OUT ON THIS GRAND OPPORTUNITY TO PURCHASE THIS LOVELY FAMILY HOME.

This lovely family home offers spacious accommodation comprising:- a large reception hallway with turned staircase rising to the first floor, downstairs cloakroom, very large lounge with inglenook fireplace and views, dining room also with beautiful views, study, large kitchen/breakfast room off the kitchen there is a utility cupboard and a boiler room with floor mounted oil boiler. On the first floor there is a large landing, large master bedroom with ensuite bathroom, guest bedroom with ensuite, three further bedrooms and family bathroom.

To the outside front of the property there is a very large driveway affording off road parking for many vehicles. Double garage with power and light. There is a garden to the side which is mainly laid to lawn with a mature tree and shrubs. There is access down the side of the house leading to a very mature rear elevated garden with covered paved patio where one can enjoy alfresco dining and steps leading to the lawn with well stocked shrub borders. The garden is fully enclosed and offers a very high degree of privacy.

Directions

Proceed west out of Newbury on the B4009 signposted Stockcross following the signs for Lambourn for approx. 7 miles, passing through Shefford Woodlands at the T-Junction turn right signposted Great Shefford. Upon entering the village on the bend turn right into Newbury Road and the property will be found immediately on the right.

Local Information

Great Shefford is a small, quiet village just 8 miles from Newbury, protected by the hills of the valley but just a few minutes access to the M4 junction 14. It has the advantage of a thriving public house, The Great Shefford, village shop/post office and the added convenience of a local petrol station. The village lies within easy reach of Wantage, Hungerford, Lambourn, Newbury and Reading (within ½ hour) combining the best of a rural environment with ease of access.

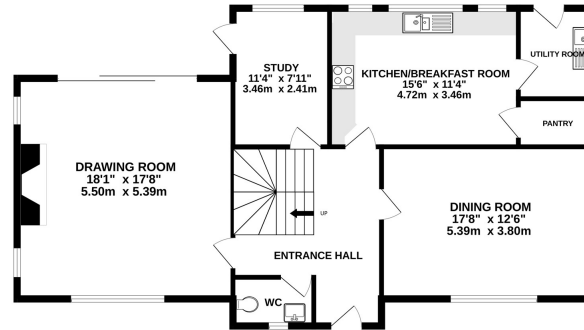
Wantage, Hungerford and Lambourn are thriving and attractive small towns with a wide range of amenities including supermarkets, butchers, greengrocers, hotels, post offices, churches, schools, banks and doctors surgery.

Newbury is a thriving market town with major retailers and recreational sports facilities and a range of restaurants, public houses and wine bars. It also provides a choice of state and independent schools at both junior and secondary levels. Reading is the heart of technology related employment in the South West and is a thriving town seeking full City status.

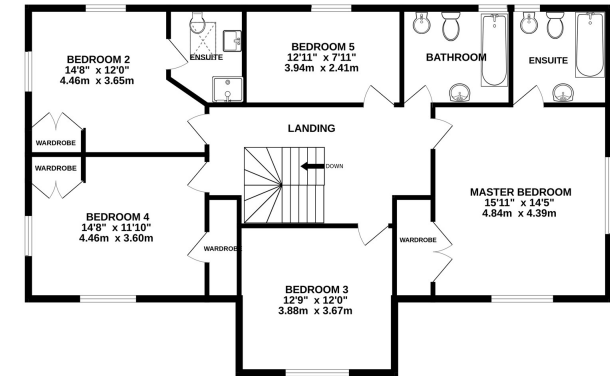
The village of Great Shefford is situated in the Lambourn Valley on the Berkshire Downs where the A338 crosses the river Lambourn. It lies just under 2 miles north of Junction 14 of the M4 motorway which provides direct access east to London and west to Bristol. There are also good routes to Southampton, Oxford and the Midlands via the A34 and the M40. These good transport links have attracted a commuting population who venture every day to such destinations as London and Bristol and have encouraged businesses to locate within the Parish. Those wishing to travel by train can choose between the stations in Hungerford, Newbury, Didcot and Swindon. Unfortunately, only Newbury can easily be reached by public transport.

It is set in beautiful countryside that is part of the North Wessex Downs Area of Outstanding Natural Beauty. The area is able to offer a rural setting lifestyle for those who choose to live there.

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 2252 sq.ft. (209.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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