



LONG WILLOWS

Guide Price £720,000

Carter Jonas

LONG WILLOWS NIMMS MEADOW WANTAGE ROAD GREAT SHEFFORD RG17 7BZ

– Mainline railway options from Kintbury, Hungerford, Newbury and Didcot
– M4 (J14) 2.3 miles

Wonderful riverside setting · spacious entrance hall · expansive sitting room with adjoining dining room · conservatory · kitchen/breakfast room · utility room · principal bedroom with fitted wardrobes · 3 further double bedrooms (one used as a study) · family bathroom · double garage · private drive for off road parking · large and very private established garden leading down to the river with an overall plot of 0.55 acres · Energy Rating E

SITUATION

Great Shefford is a delightful 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 Great Shefford Public House with its Waterside restaurant (currently under refurbishment), and Norman church with its famous round tower. The busy market town of Hungerford is within 5 miles, Wantage about 9 miles, Newbury about 10 miles and Swindon about 16 miles.

DESCRIPTION

Long Willows is an excellent and individual detached family home with the benefit of lovely large gardens and secluded location. The property has been in the same ownership since it was built in 1974 and offers an exciting opportunity to put one's own stamp on the property. The accommodation briefly comprises a fabulous sitting room with open fire and opens out onto a dining area and the conservatory.

BEAUTIFUL RIVERSIDE SETTING. A VERY WELL-PRESENTED DETACHED BUNGALOW WITH SPACIOUS AND FLEXIBLE ACCOMMODATION LOCATED DOWN THIS NO THROUGH DRIVE IN THIS SOUGHT AFTER VILLAGE. THE PROPERTY ALSO BENEFITS FROM A DOUBLE GARAGE, LOVELY GARDEN LEADING DOWN TO THE RIVER AND SITS IN AN OVERALL PLOT OF 0.55 ACRES.



There is a modern kitchen/breakfast room with a range of eye and base level units and plenty of space for a breakfast table. Off this room there is a useful utility room which houses the boiler (new in October 2024) and gives access to a WC, the outside and double garage. There are 4 double bedrooms and a large family bathroom which could be divided to provide an ensuite to the main bedroom. There is a large loft, with ladder, which is part boarded.

OUTSIDE

On approaching Long Willows there is a long drive providing access to both the property and double garage together with private parking. The rear garden is a particular feature of the property with large areas of open lawn but surrounded by well stocked herbaceous borders that leads down to the river.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity, oil fired central heating. Fibre to the property

Local Authority: West Berkshire Council - 01635 551111

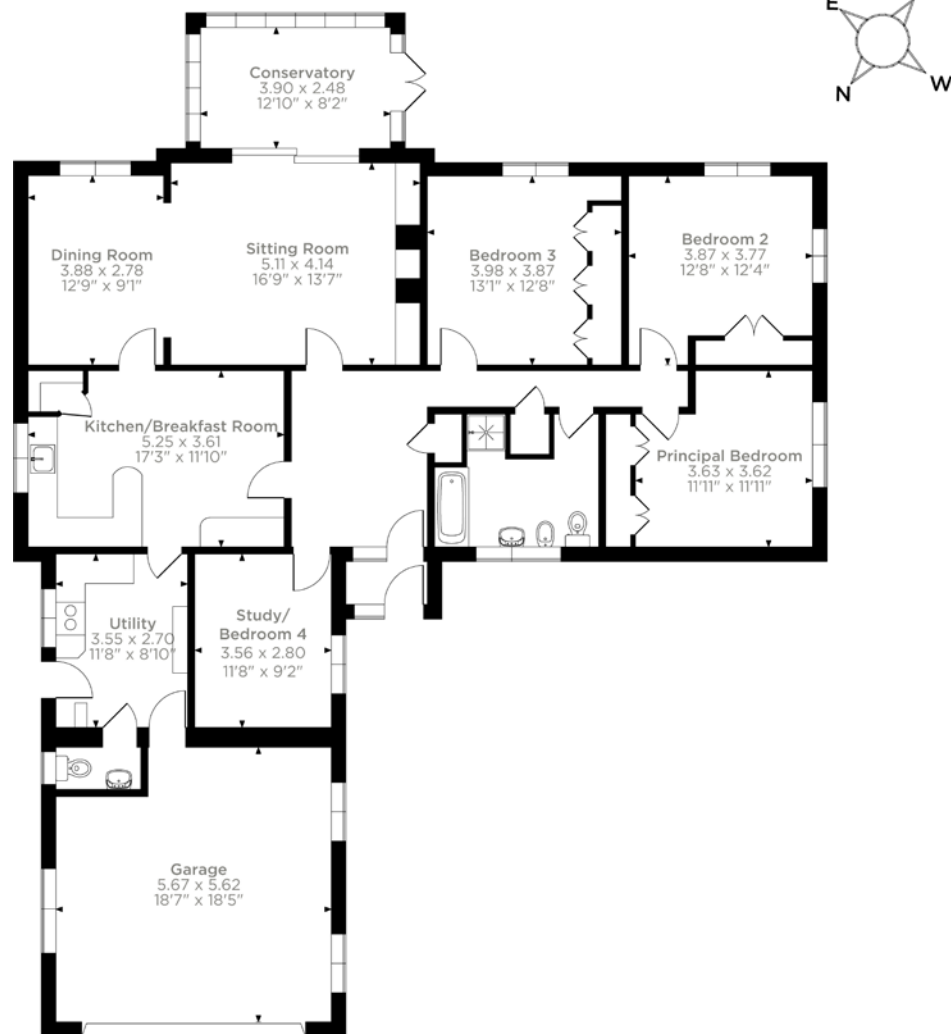
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG17 7BZ



Long Willows, Nimms Meadow, Wantage Road, Hungerford
Approximate Gross Internal Area
192 Sq M/2067 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		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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