

Mount Pleasant
Guide Price £1,395,000

Carter Jonas

Mount Pleasant
Wantage Road
Great Shefford
RG17 7DJ

Situated in a lovely rural and private location surrounded by open farmland yet close to a local village community and with excellent access to central London, a superb family home that has been beautifully refurbished by the present vendor.

– Hungerford town and mainline train station 7 miles
– Wantage 8 miles, Didcot 15 miles
– Newbury town and mainline train station 12 miles
– Fast trains to London Paddington from Newbury and Didcot

Impressive entrance hall • sitting room • dining room • study/cinema room • kitchen/breakfast room • large utility room • cloakroom • wine cellar • bedroom with ensuite • four further bedrooms • family bathroom • shower room • useful outbuilding providing garage • studio • gym and storage spaces • ample gated drive • large garden • in all 0.97 acres • chain free • Energy Rating D



Situation

Mount Pleasant is situated only a short drive from the village of Great Shefford, in a lovely open, rural location surrounded by rolling farmland. 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, petrol station, The Great Shefford Public House with its Waterside restaurant, and Norman church with its famous round tower. The busy market town of Hungerford is within 7 miles, Wantage about 8 miles, Newbury about 12 miles and Swindon about 16 miles. The M4 Motorway (Junction 14 at Shefford Woodlands) is within 1.5 miles.

Description

Mount Pleasant is a lovely family home that has been recently restored and improved by the present vendors. It now offers very light and spacious accommodation, with well proportioned rooms throughout, with high ceilings and is decorated to a high standard.

The ground floor offers a large and welcoming entrance hall, there are three reception rooms with open fires, a family size kitchen/breakfast room with doors to the garden and a very practical utility room. The ground floor is completed by a guest cloakroom and there is a useful cellar. Upstairs there is a spacious landing, a bedroom with an ensuite shower, four further bedrooms, a large family bathroom, and a separate shower room. There is planning permission which would allow the property to be further enhanced with a two-story extension and not only to enlarge the kitchen but also expand the overall footprint, together with the complete rebuilding of the outbuildings and the creation of a new double bay garage.

Outside

Mount Pleasant is approached via double electric gates, beyond which is a long drive leading to the property and a large area for private parking. The house sits proudly in the middle of the plot and has extensive views from all rooms over the garden and the surrounding fields. The garden is very established mainly all grass, with a side south facing terrace for outside entertaining and dining, and there are several established trees and shrubs. In all the plot measures 0.97 acres.

Additional Information

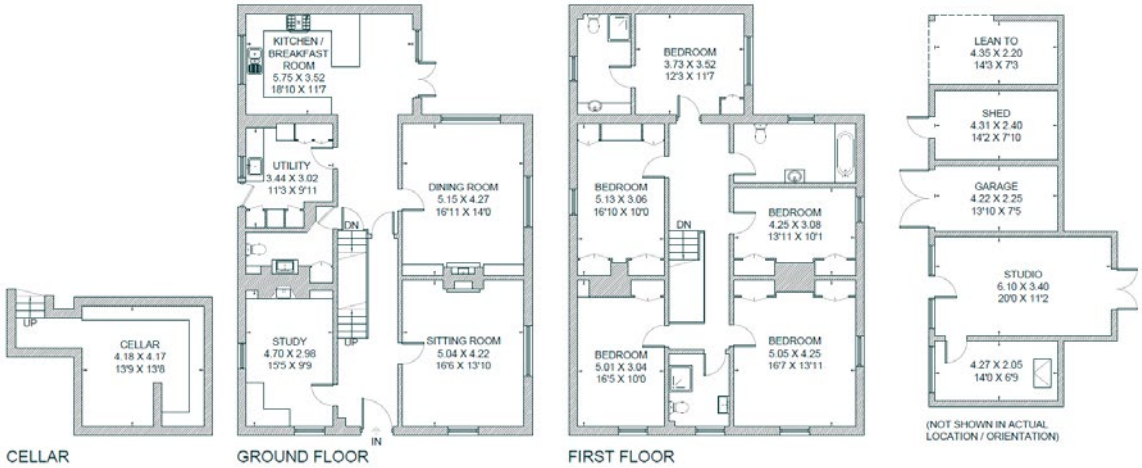
Tenure: Freehold
Services: Mains water and electricity, private drainage, oil fired central heating
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band F
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG17 7DJ or What3words ///pulp.slimmer.blurs







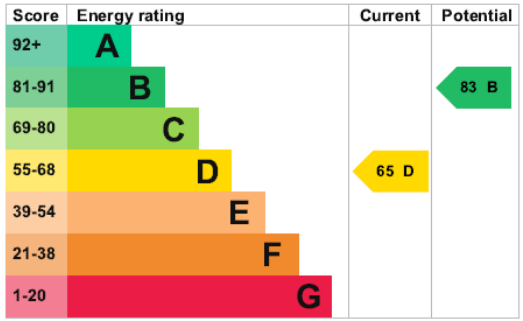
Approximate Floor Area = 265.5 sq m / 2858 sq ft
Outbuilding = 39.9 sq m / 429 sq ft
Total = 305.4 sq m / 3287 sq ft
(Including Cellar)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102916







Newbury 01635 263000
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.