



Old Fieldridge Cottage

Shefford Woodlands, Berkshire



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A meticulously restored 19th-century property
with stunning flint and brick architecture.

Sitting room | Dining room | Family room | Kitchen | Utility room | Conservatory and W.C.

Principal bedroom suite | Second bedroom with W.C. | Two further bedrooms | Family bathroom and W.C. | Attic room on second floor

Beautiful gardens | Studio with room above | Workshop | Garden shed

In all, 0.483 acres

Hungerford 4.6 miles, Wantage 11 miles, Newbury 9.8 miles (London Paddington about 50 mins), M4 (J.14) 1 mile
(Distances and times approximate)



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Description

Old Fieldridge Cottage is situated in an Area of Outstanding Natural Beauty, set back from the road near the hamlet of Shefford Woodlands.

The property is well placed for communications, being about 1 mile from the M4 (J.14) and 9.8 miles from Newbury, which connects to the A34 and M4 and offers a high-speed train service to Paddington.

The area is well known for its outstanding rolling countryside with many bridlepaths and footpaths.

Many state and independent schools in the area include Pinewood, Marlborough College, and Downe House.

For Sale Freehold

This remarkable property has been painstakingly renovated and restored by its current owners, showcasing the exquisite craftsmanship of its 19th-century flint and brick construction.

These improvements include a new roof, a new central heating system and plumbing, new double-glazed windows, not to mention a complete re-wire and new external doors.

Old Fieldridge Cottage welcomes you with a gravel driveway providing ample parking space.

Upon entering the property through the back door, you are greeted by a utility room leading to the double-aspect kitchen. Both benefit from bespoke designed, hand-made and hand-painted cabinetry, granite work surfaces, and high-end built-in appliances. The kitchen leads through to a cosy family room with a wood burner.

Continuing through, you will find a dining room with an open fire and French doors leading to a sitting room with a wood burner and attractive meadow views.





The sitting room has French doors, which open to a bright conservatory with bi-fold doors, providing access to the back garden patio.

On the first floor, a corridor leads to all the rooms.

You will find a spacious principal bedroom with dual aspects, an en suite bathroom, and stunning meadow views to one side.

The second bedroom is also double aspect, with built-in storage and an additional toilet.

To the right of the staircase are two more double bedrooms, a family bathroom and a separate toilet.

Finally, the second floor offers an ample loft space that spans the entire house, featuring generous ceiling height.

Outside

Stepping out of the conservatory's bi-folding doors, you're greeted with the first of two outdoor living areas within an enclosed and private garden with well-stocked flower beds. Walking under the rose and vine-covered archway leads you to a semi-circular patio, perfect for al fresco dining.

A gravel pathway cuts through the lawn to a picturesque flower meadow on your left, behind a five-bar gate.

A greenhouse (available via separate negotiation) sits within the meadow, with a small seating area outside. Beyond the wildflower meadow is a fenced-off vegetable patch, fruit cage, and garden shed.

Behind an attractive beech hedge is an orchard to the right of the gravel driveway, mainly laid to lawn with fruit trees. In the corner of the orchard, a gateway leads to a footpath into the woodland surrounding the property on three sides.

A useful workshop is at the end of the gravel driveway to your right.

Additionally, a converted garage, currently used as a studio and office, has substantial roof space above and is suitable for storage. This building offers the potential for further development with the necessary planning permissions.

Services

Mains water and electricity. Drainage via septic tank. Oil heating.

Guide price

£825,000

Postcode

RG17 7AT

Tenure

Freehold

Local Authority

West Berkshire Council. Tel: 01635 42400

Council Tax

Band F

EPC Rating

Band E

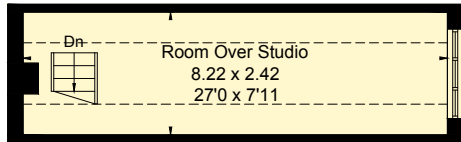
Directions

What3words: fancied.jogged.jolt

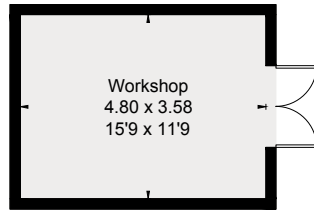
Viewing

Viewing by prior appointment only with the Agents.

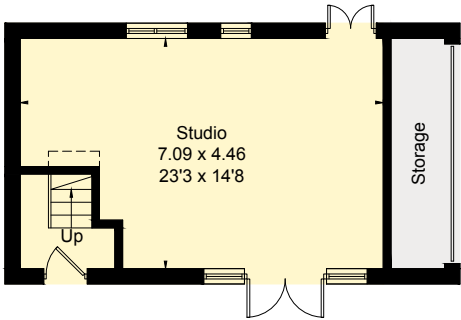




First Floor - Studio

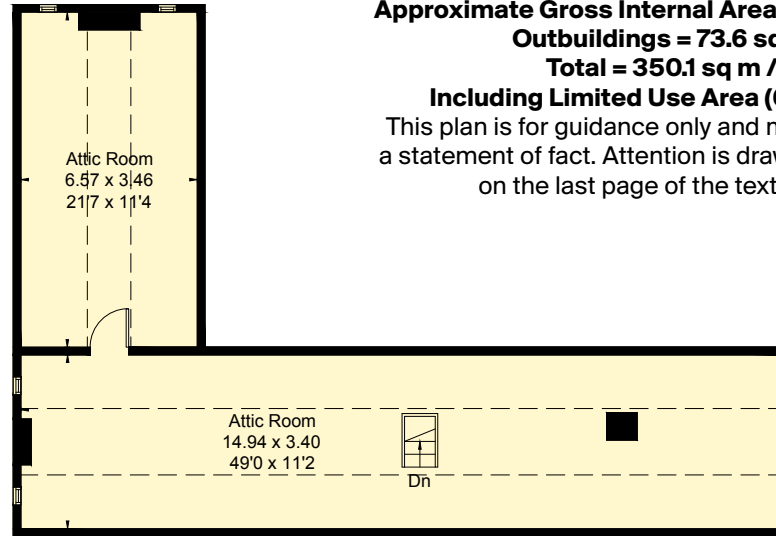


(Not Shown In Actual Location / Orientation)



Ground Floor - Studio

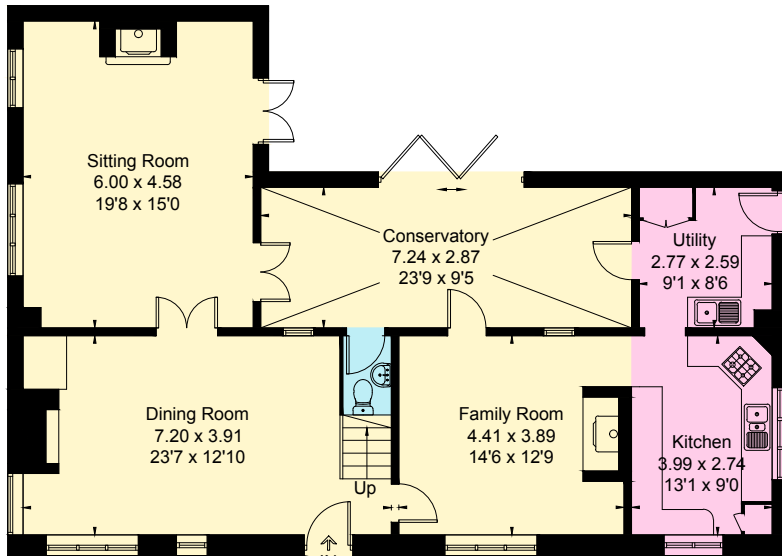
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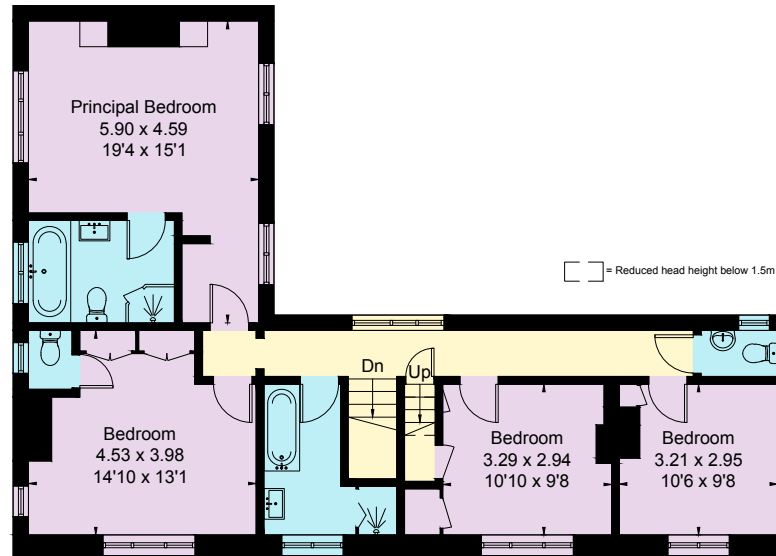
Attic Room

Approximate Gross Internal Area = 276.5 sq m / 2976 sq ft
Outbuildings = 73.6 sq m / 792 sq ft
Total = 350.1 sq m / 3768 sq ft
Including Limited Use Area (61.0 sq m / 657 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Connecting people & property, perfectly.

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