



No.3 MANOR FARM COTTAGE

GREAT SHEFFORD, HUNGERFORD, RG17 7DU

webbpaton

No.3 Manor Farm Cottage

M4 J14 - 2.5 miles

Newbury - 10 miles

Didcot - 15 miles

(Distances are approximates)

Offers in Excess of £450,000

FOR SALE

The property comprises a three bedroom house with gardens and private off road parking, extending to approximately 0.30 acres in total.

THE HOUSE

No.3 Manor Farm Cottage is a semi-detached house situated in the North Wessex Downs National Landscape, on the outskirts of the village of Great Shefford. The property is constructed of red brick under a clay tiled roof and is positioned in a rural location, benefiting from stunning views over the surrounding countryside.

The property offers in excess of 1,100 sqft (104 sqm) of accommodation arranged over two floors. The ground floor comprises a kitchen/diner, pantry and an understairs storage cupboard. Through the kitchen is a utility, storage room and downstairs WC. On the opposite side of the staircase is a good sized living room.

A staircase rises to the first floor where there are two double bedrooms, a single bedroom and a family bathroom. All rooms enjoy attractive rural views. There is double glazing throughout.

OUTSIDE

To the front of the property is a private driveway providing off road parking for multiple cars.

The large garden wraps around the property on three sides and is mainly laid to lawn with partial fencing and hedgerows.

SITUATION

No.3 Manor Farm Cottage is positioned in a secluded, rural setting on the outskirts of the village, whilst still retaining easy access to the local amenities. The property dates back to the 1940s and is free of an agricultural occupancy condition. The generous views are a particular feature of the property, overlooking the surrounding landscape and farmland.

The property lies a few miles north of the M4 and to the northwest of Newbury, which provides access to local services. The village of Great Shefford is situated on the River Lambourn and benefits from good transport links, a primary school, a petrol station, a garage, a village pub and shop.





ADDITIONAL INFORMATION

METHOD OF SALE

No.3 Manor Farm Cottage is offered for sale as a whole by private treaty.

TENURE AND POSSESSION

The property is currently subject to Assured Shorthold Tenancies on a monthly rolling periodic basis which can be ended with two months' notice on the tenants if required. The current passing rent is £1,375pcm.

LOCAL AUTHORITY

The relevant local authority is West Berkshire Council.

COUNCIL TAX

No.3 Manor Farm Cottage is in Band C.

ACCESS

Access to the property is obtained via the main farm entrance off Church Street. A right of way will be granted over the farm drive for the benefit of the property.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, and garden machinery.

PLANNING

According to West Berkshire's online planning portal, the property has not been subject to any planning applications.

EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The farm drive is subject to a public right of way in the form of a bridleway. The property will be sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

SERVICES

The property benefits from mains electricity and mains water. Drainage is via a septic tank located in the garden which is shared with No.4 Manor Farm Cottage. There is also a mains sewer located in the verge to the east of the farm entrance. The property is heated via a biomass boiler located in the farm buildings. This supply will be available for a minimum of five years post completion of a sale.

PLANS, AREAS AND SCHEDULES

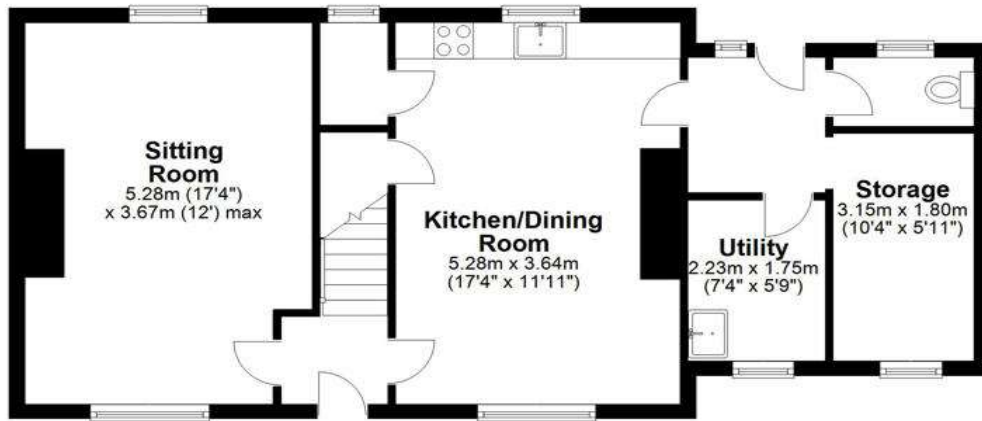
These are based on the Ordnance Survey and are for reference only. They have been checked and completed by WebbPaton LLP and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VIEWINGS

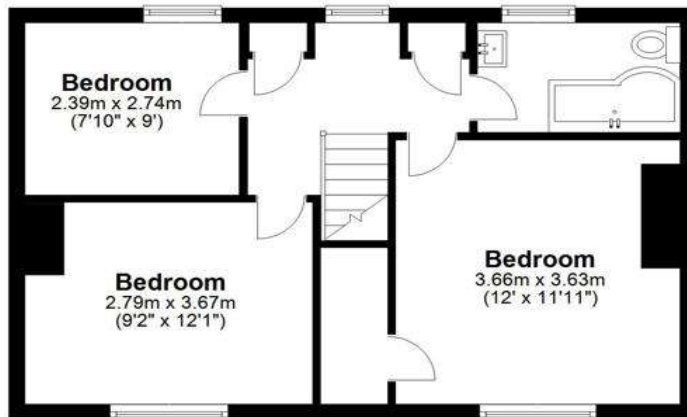
All viewings are strictly by prior appointment. Please contact George King at WebbPaton LLP on 01793 842055 or post@webbpaton.co.uk.

No.3 Manor Farm Cottage – Floor Plan and EPC

Ground Floor



First Floor



Total area: approx. 104.2 sq. metres (1121.7 sq. feet)

COPYRIGHT CLEARPLANZ

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

WebbPaton LLP for themselves and the vendors or lessors of this property whose agents they are, give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.