

7 Blakeney Fields, Great Shefford, RG17 7BX

Freehold

Guide Price **£625,000**

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SIMUL MOVERE



A substantial four-bedroom detached home offering versatile accommodation across three floors, with open countryside views creating a genuine sense of space. Generous living areas, a private top-floor main bedroom with ensuite, driveway parking and private garden make this a home designed to adapt comfortably to family life.

- Flexible snug/playroom
- Solar panels
- Field views
- Ample storage throughout
- Woodburning stove
- Open plan kitchen/diner
- Ensuite to main bedroom
- Driveway parking

SITUATION

Great Shefford is in the North Wessex Downs' Area of Outstanding Natural Beauty (AONB) benefitting from a primary school, shop, pub and church, with the River Lambourn flowing through the heart of the village and plenty of countryside walks on the doorstep. Convenient for commuters, it is located only 1 mile from Junction 14 of the M4 and is approximately 9 miles from Newbury and 14 miles from Swindon. Hungerford is just 5 miles away with a comprehensive range of shops, pubs, leisure centre and a mainline railway station with regular trains into London Paddington.

DESCRIPTION

This well-presented detached home offers far more space than its frontage suggests, with light, neutral interiors and a flexible three-floor layout.

The ground floor centres on a bright kitchen-dining room with French doors to the garden, plus a generous living room with bay window and woodburning stove. A separate snug provides extra flexibility as a playroom or home office, alongside a cloakroom, pantry and internal garage access.

Upstairs, three double bedrooms include two particularly spacious rooms, one with an ensuite, served by a family bathroom with bath and separate shower.

The entire top floor is a main bedroom suite: a light, roomy retreat with roof windows, a dressing area and its own shower room.











OUTSIDE

The rear garden creates a private place to relax, dine or entertain, with a wonderful patio, and raised terrace area to enjoy. To the front, a driveway provides off-road parking and leads to the integral garage, with an additional area of lawn and established planting.

SERVICES & MATERIAL INFORMATION

All mains services are connected except gas. The property operates on electric heating and benefits from solar panels.
Council tax band: E
Energy efficiency rating: C

What3Words: showering.pacifist.clashes





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