

**COMING SOON-  
GREAT SHEFFORD**



# GREAT SHEFFORD, HUNGERFORD, BERKSHIRE, RG17 7EL

**An exclusive development of just three new character houses on a private road in this lovely downland village.**

**\* Each property offers three bedrooms, including bedroom 1 with dressing area and ensuite \* Family bathroom \* Kitchen/dining room \* Living room \* Utility room \*  
\* Cloakroom \* Reception hall \* Parking \* South/west facing Gardens \***

M4 (Junction 14) Approximately 2.5 miles. Rail link to London Paddington from Hungerford (6 miles) in approximately 1 hour.

**Each property will be finished to a high standard, including**

- Underfloor heating to ground floors and radiators to first floor powered by modern and efficient Air Source Heat Pump
- Fitted log burner.
- Stone floors to kitchen, utility room, hall and cloakroom.
- Fully fitted kitchen with large fridge/freezer, dishwasher, range style cooker and quality worktops.
- Fitted units to utility room complete with washing machine and tumble dryer.
- Bi-folding doors from dining room, French doors from living room.
- Oak internal doors.

## **GREAT SHEFFORD**

The village of Great Shefford is situated in the Lambourn Valley, just north of Hungerford and within easy reach of junction 14 of the M4.

The village is situated within the North Wessex Downs Area of Outstanding Natural Beauty. As such the countryside surrounding the village provides many options for exploration, including the Lambourn Valley Way passing through the village itself and The Ridgeway national Trail running just to the North.

Great Shefford benefits from a post office/general stores, primary school, petrol station, public house and social club.

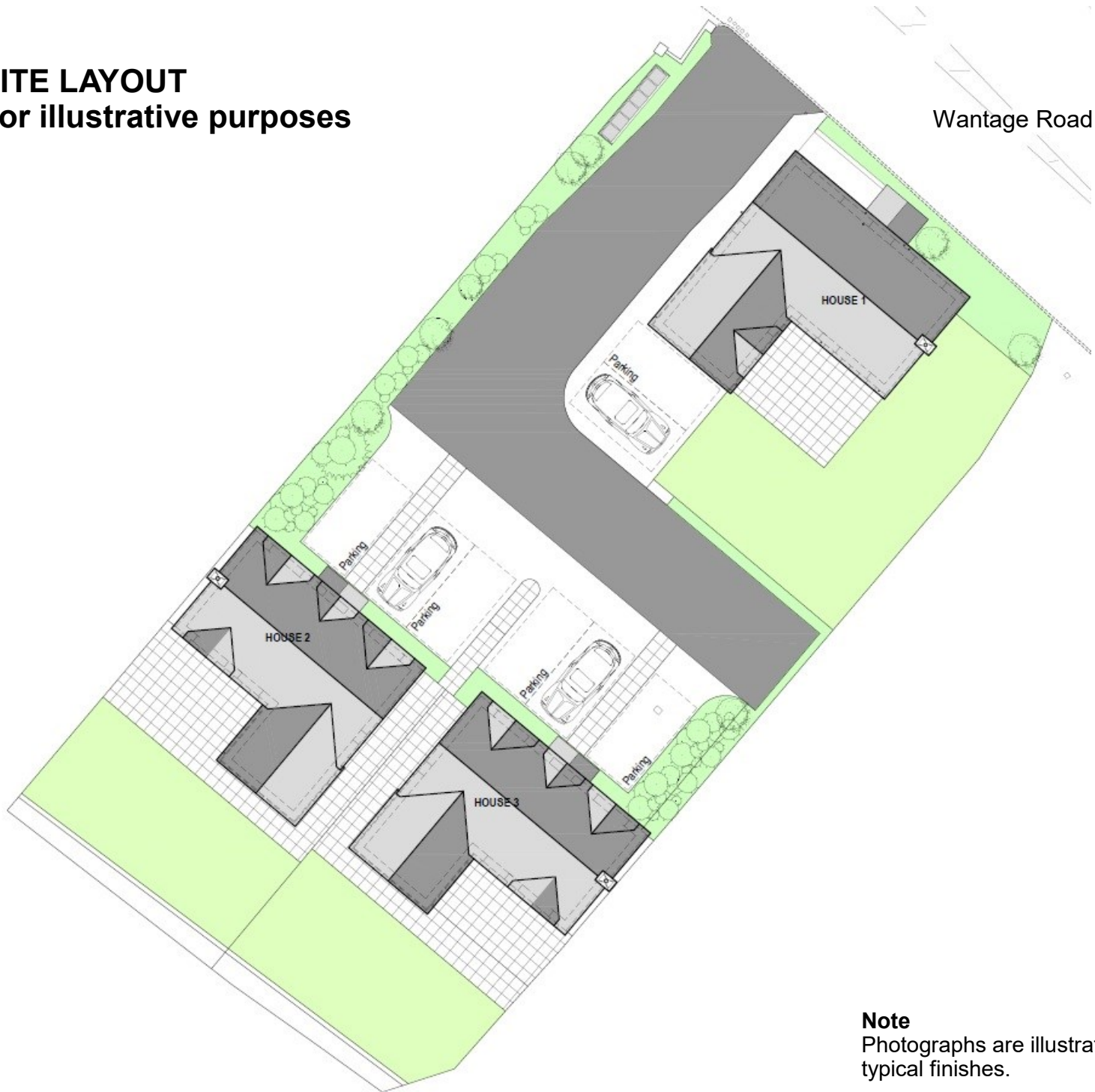
Nearby, the market towns of Hungerford and Wantage are well served by a variety of shops including butchers, bakers, independent retailers and supermarkets.

Hungerford also has railway connections to London Paddington and The West Country.



# SITE LAYOUT

For illustrative purposes



**Note**  
Photographs are illustrative of typical finishes.



PLOT 1



NORTH ELEVATION



SOUTH ELEVATION



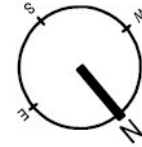
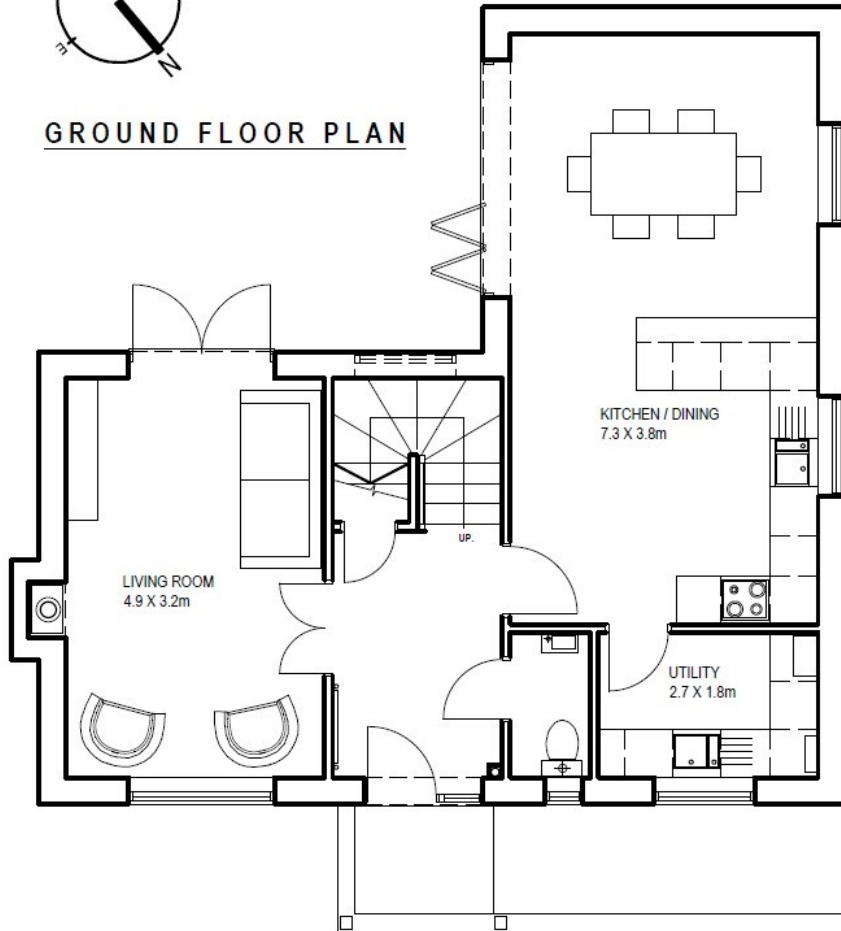
EAST ELEVATION



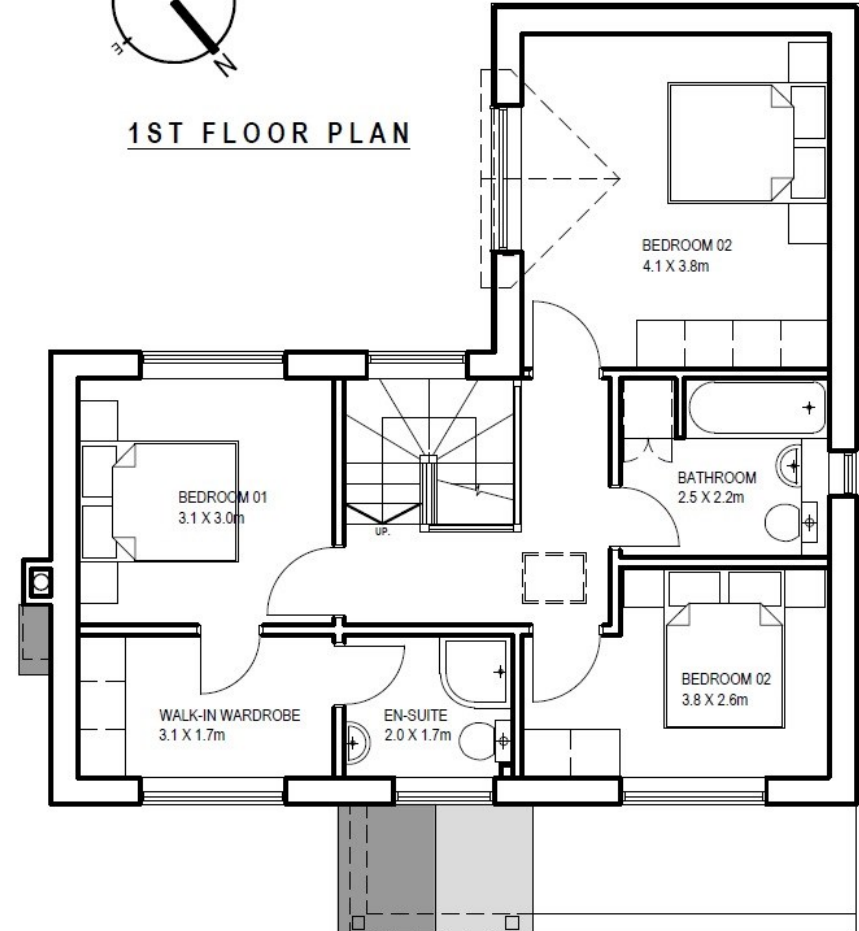
# PLOT 1



GROUND FLOOR PLAN



1ST FLOOR PLAN



Plot 1: 1378sq.ft.

**PLOTS 2 AND 3—PLOT 2 IS A MIRROR IMAGE OF PLOT 3**



NORTH ELEVATION

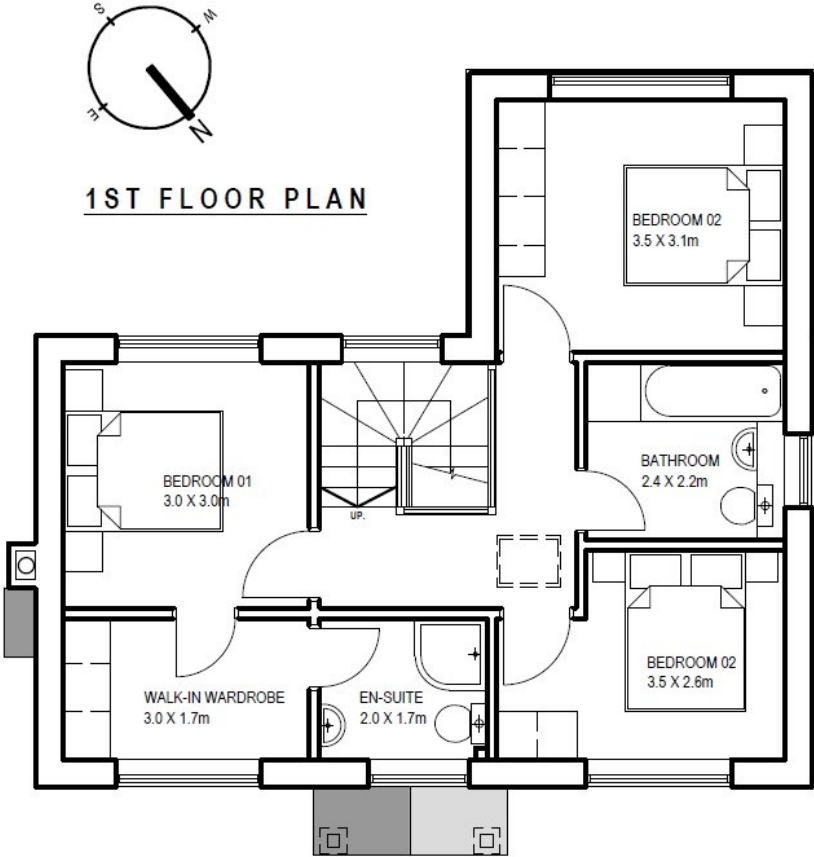
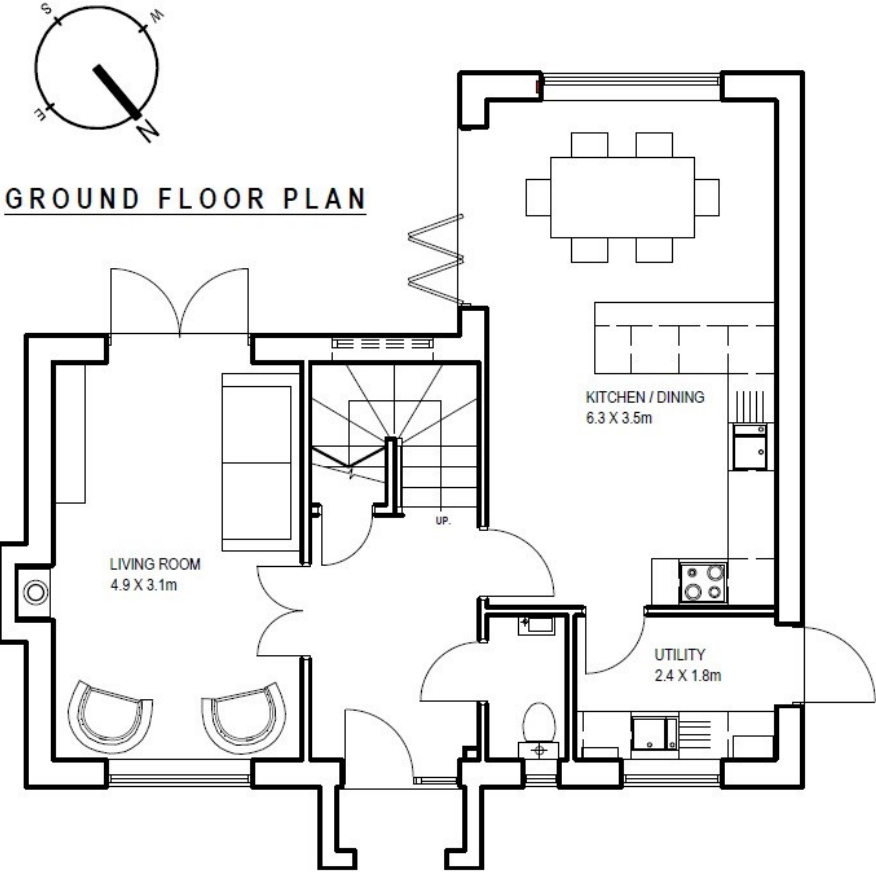


SOUTH ELEVATION



EAST ELEVATION

**PLOTS 2 AND 3—PLOT 2 IS A MIRROR IMAGE OF PLOT 3**



Plots 2 and 3: 1238sq.ft.

## **OUTSIDE**

2-3 parking spaces are provided for each property. Gardens will be seeded/turfed. There is a bin store provided at the entrance to Edison Gardens.

## **GUARANTEE**

10 year Guarantee.

## **SERVICES**

Mains water, electricity and drainage. Broadband available in the village.

## **ANTICIPATED COMPLETION**

The properties are expected to be complete in the Autumn of 2021.

## **RESERVATIONS**

£1500 via cheque or bank transfer to the developers Calibar Ltd. To be deducted from purchase price.

## **NOTE**

Photographs show examples of similar fittings from previous developments —please contact the agent for exact details of fittings at Edison Gardens.



**01672 514820**  
[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
1 London Road, Marlborough, Wiltshire, SN8 1PH

**BREARLEY & RICH**  
ESTATE AGENTS

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.