



## Marlow Cottage RG17 7DB

A very spacious and well presented three storey home in Great Shefford with views over fields. Marlow Cottage was built in 2009 and is situated on this small select development on the outskirts of the village of Great Shefford, the property has been built to a very high specification and provides a very spacious accommodation over three levels.

On the ground floor is a entrance hallway that leads to a two piece suite cloakroom, the dining room is to the front which leads through to a fitted kitchen with a good range of units and integral appliances. The living room has a feature wood burner for those cold evenings, and a set of doors that lead onto the rear garden terrace.

On the first floor is a large cupboard which provides space and plumbing for a washing machine and room for a tumble dryer, the master bedroom over looks the garden and has a range of fitted full height wardrobes along with an en - suite shower room. There are two further bedrooms and a bathroom, on the second floor is a very spacious room which has built in storage, heating system and sky light windows that give you a great view over the fields.

Outside there is allocated parking directly to the front of the house and an additional space at the end of the terrace. The rear garden has a terrace which leads onto a lawned area with stocked flowering and shrub borders. This property also comes equipped with shed and side parking space.

“AGENTS NOTE- PLEASE READ, we are informed by the seller that the present central heating is not working, we are also informed they have had indicative pricing of around £15,000 to replace the heating system, buyers should be aware of this when offering”.



## AT A GLANCE

1442 Square feet 134 Square meters  
Four Bedrooms  
Triple Glazing  
En - Suite Shower  
Living Room  
Dining Room  
Fitted Kitchen  
Cloakroom  
Bathroom  
Shed  
Allocated Parking  
Rear Garden  
Views Over Fields

## UTILITIES

Mains water, electricity and drainage  
West Berkshire Council Band D  
EPC C

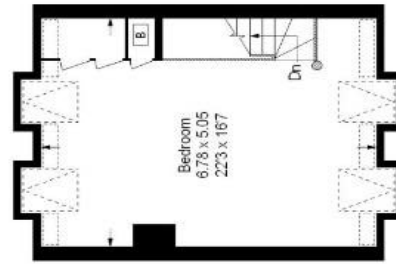
## SITUATION

Marlow Cottage is situated on a small select development on the outskirts of the village of Great Shefford.

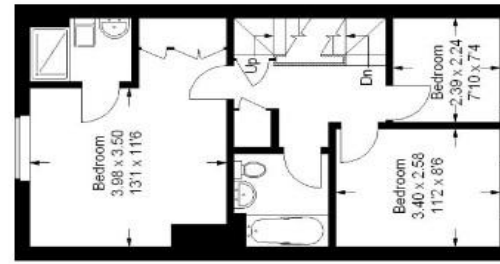
## DIRECTIONS

For sat Nav RG17 7DB  
What Three Words /// amaze.triads.videos

Wantage Road, Great Shefford, Hungerford, RG17



Second Floor



First Floor

Approximate Gross Internal Area  
134 sq m / 1442 sq ft



Ground Floor

Reduced headroom below 1.5 m / 5.0

FLOORPLAN © 2013 0845 6344080 Ref 108534

The plan is for layout guidance only, not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compare bearings before making any decisions reliant upon them.



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