



7 Shepherds Hill Boxford Newbury West Berkshire RG20 8DU



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Guide Price: £375,000 Freehold



**A delightful semi-detached home situated in an idyllic village location with a large rear garden and offering potential to extend STPP**

- Entrance Hall
- Living Room with feature fireplace
- 2nd Reception Room (currently used as a bedroom)
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Electric Heating
- Beautiful Large Rear Garden
- Garage & Ample Parking

### Location

Boxford is a particularly popular village in West Berkshire set on the banks of the River Lambourn a few miles north west of Newbury; ideally placed for easy access to the M4 junctions 13 and 14 and surrounded by delightful countryside. There are many fine walks in and around the village and there is a golf course approximately 3 miles distant. Boxford falls within the catchment area for the highly acclaimed Stockcross Primary and Junior School. The village itself has a variety of thatched and period properties and a local pub. Newbury is a local market town and offers a comprehensive range of shopping, educational and recreational facilities and a railway station.



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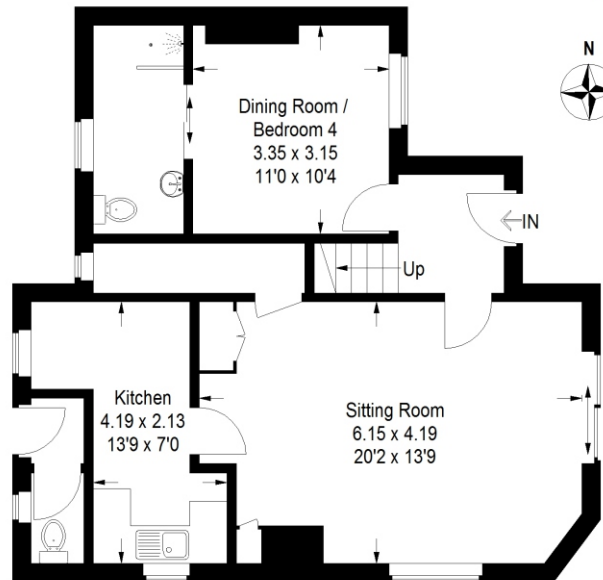
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*A rare opportunity to purchase in the delightful village of Boxford!*

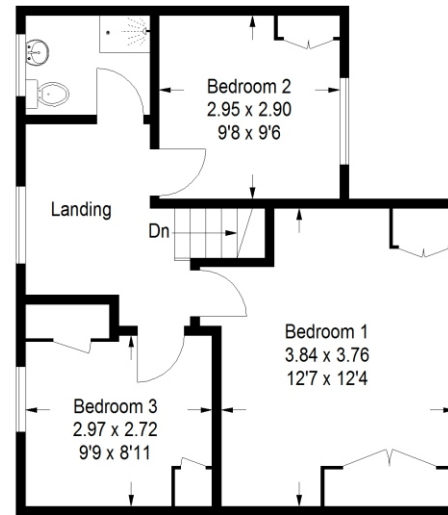
*Michael Simpson*

## Shepherds Hill

Approximate Gross Internal Area = 95.2 sq m / 1024 sq ft  
WC = 2.4 sq m / 26 sq ft  
Total = 97.6 sq m / 1050 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2017 (ID 304337)

### Description

This delightful 1950s semi-detached property requires modernisation and offers great potential to extend subject to planning permission. The accommodation comprises an entrance hallway, sitting room with feature fireplace, dining room (currently being used as a bedroom), a shower room and kitchen on the ground floor. The first floor enjoys lovely views over the surrounding countryside with three bedrooms and the family bathroom. Other features include electric heating and double glazing.

### Outside

The front and side of the property is approached via a driveway which leads to the garage, a gate leading to the rear garden and a pathway leading to the front door. The impressive rear garden offers a good degree of privacy is mainly laid to lawn, has a west facing aspect and measures in excess of 100' in length. The garden is well stocked with a variety of shrubs, plants and trees and there is a summer house and green house.



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All measurements are approximate.

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### Directions

From Newbury take the A4 west and at the old college roundabout take the 3rd exit following signs to Wantage. Proceed down the road until you come to a mini roundabout turning left into Grove Road. Follow this road for approximately 4 miles and at the T-junction just before the Bell pub turn right into the village of Boxford. Continue for approximately 1/2 mile to the church following the road around to the left taking the next turning on your right signposted Shepherds Hill and School Lane and the property is found up on your right hand side.

### Services

Electricity, water and mains drainage connected.

All enquiries please to the Newbury office -  
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