



SHALBOURNE,
WILTSHIRE

Carter Jonas

HARDING SEVERALL, NEWTOWN, SHALBOURNE, MARLBOROUGH, WILTSHIRE, SN8 1PW

**A SPACIOUS, THREE BEDROOM DETACHED HOUSE BENEFITING FROM FABULOUS
RURAL SOUTHERLY VIEWS, SET IN C1.56 ACRES.**

KEY FEATURES

- Surrounded by beautiful countryside
- Three bedrooms / Two bathrooms
- Detached house
- Open-plan kitchen/dining room
- Sitting room and snug
- Separate study
- Roof terrace with stunning views
- Driveway parking and garage
- Large garden and paddock. c1.56 acres in all
- Solar panels
- c0.5 miles from Shalbourne
- A short drive to Great Bedwyn and Hungerford Mainline Stations (direct services to London)

SITUATION

Harding Severall is located 0.5 miles from the village of Shalbourne, situated within the North Wessex Downs Area of Outstanding Natural Beauty and has a church, pub and a village shop with post office. There are excellent sporting facilities including a sports field, cricket pitch, tennis court and children's play area. Schools in the area include St Francis, St Johns and Marlborough College. Road links are excellent with J14 of the M4 about 7 miles to the north. Regular trains run from Hungerford and Great Bedwyn to London Paddington. Hungerford is 4 miles away (London Paddington about 60 minutes). The larger towns of Marlborough & Newbury are approximately 10 miles and 12 miles respectively.



DESCRIPTION

Harding Severall is a unique and spacious detached rural property enjoying fabulous views over the surrounding countryside. Despite its rural location, it is extremely well connected with the villages of Shalbourne, Ham and Great Bedwyn a short distance away and the larger town of Hungerford c4 miles to the north.

The property is well presented throughout and has been extended over the years to create a stunning home. There is a wealth of ground floor accommodation and of particular note is the expansive kitchen / dining room which is ideal for family meals or entertaining guests. This room really is the hub of the home and links through to the handy utility room.

The sitting room is split into two areas, with the initial snug area enjoying a lovely cosy feel to it, focussed around the wood burning stove. This in turn leads through to the main reception room, a bright and airy room offering spectacular views with bi-folding doors opening up to the garden beyond.

There is further reception room located off the hallway which makes a wonderful study/office for those working from home. The ground floor accommodation is completed by the third double bedroom and family bathroom.

The generous principal bedroom is located at the rear of the property, from where you access the large, decked roof terrace. It is from here where you get the best of the views, the perfect spot to relax and take in the glorious surroundings.

The property includes a number of eco-friendly features including solar panels and a modern wood pellet boiler, installed by the owners with the aim of lowering day-to-day running costs. The sellers advise that they receive combined payment in excess of £2,000 p.a.

OUTSIDE

The property is accessed off the lane with a gravel driveway offering ample car parking, in addition to the garage. A key feature of this property is the privacy it offers, with the front of the property enclosed with mature beech hedging with an area of lawn and a pathway leading to the front door.

The house sits in gardens / grounds of c1.56 acres. The garden has been meticulously cared for and includes a cottage garden with raised beds, a greenhouse, poly tunnel and Breeze House. There are stables with 3 loose boxes, as well as an area of paddock. Attached to the paddock is a small orchard, with fencing and housing for poultry.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains electricity, water. Private drainage. Wood pellet biomass boiler
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE "Offers over" £750,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Harding Severalls, Newtown, Shalbourne, Marlborough, SN8 3PR



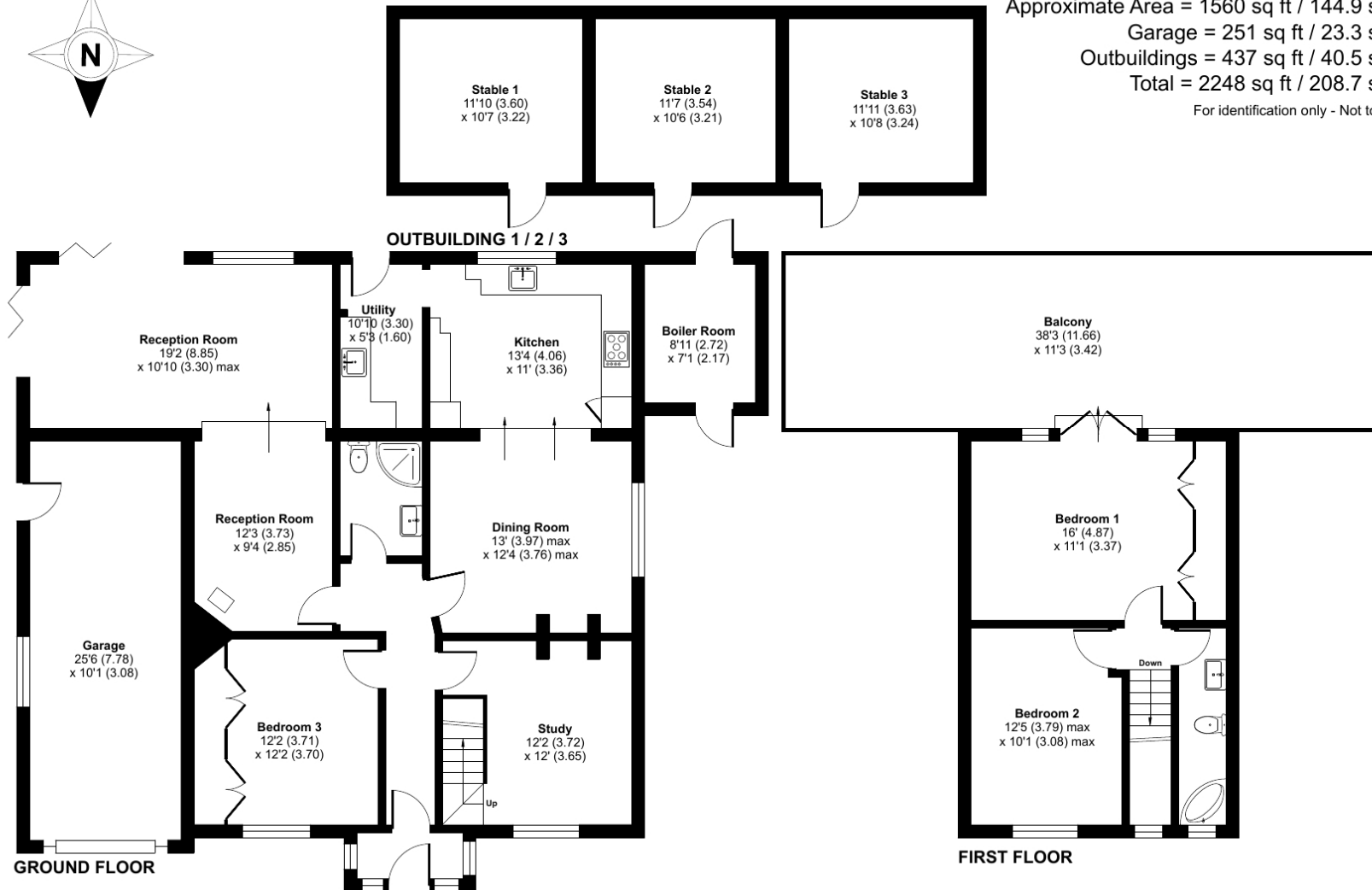
Approximate Area = 1560 sq ft / 144.9 sq m

Garage = 251 sq ft / 23.3 sq m

Outbuildings = 437 sq ft / 40.5 sq m

Total = 2248 sq ft / 208.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.

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