

MOUNT PLEASANT

Magazine 



THE
COUNTRY
HOUSE
DEPT.





MOUNT *Pleasant*

Wantage Road, Great Shefford, Berkshire, RG17 7DJ



Believed to date from 1870, Mount Pleasant is a very attractive period property that is not Listed. The vendors have significantly improved the house during their tenure, and recently granted planning permission now provides for substantial further enhancement. This includes a two-storey extension, not only to enlarge the kitchen but also to expand the overall footprint, together with the complete rebuilding of the outbuildings and the creation of a new double-bay garage.

The accommodation is well laid out, with classically proportioned reception rooms, generous ceiling heights throughout, and an abundance of natural light. There is a good cellar ideal for wine storage, and the range of outbuildings offers excellent scope given the approved plans. Occupying a commanding position on the outskirts of the village, the property enjoys wonderful views along the Valley of the Racehorse.







THE FINER *Details*

Bedrooms
5

Reception Rooms
3

Bath/Shower Rooms
3

Outbuildings
1

Acreage
0.97

What3Words
[///pulp.slimmer.blurs](https://www.what3words.com/pulp.slimmer.blurs)

Co-Ordinates
51°28'57"N , 001°26'17"W

Services
Mains water and electricity
Private drainage
Oil fired central heating

EPC
Band D

Council Tax
Band F

Local Authority
West Berkshire













ABOUT THIS *Area*



Great Shefford is a small village and parish in West Berkshire, situated in the valley of the River Lambourn, a classic chalk stream known for its clear waters and trout fishing. With a small population, the village retains a peaceful rural character, defined by flint cottages, period farmhouses and modern family homes set along quiet lanes.

At the heart of the village stands the historic Church of St Mary, which dates back to the 12th century and reflects the area's long history. The village benefits from a primary school and a preschool, as well as a village shop, post office and petrol station. The village pub is also set to reopen this summer, further enhancing the strong community feel.

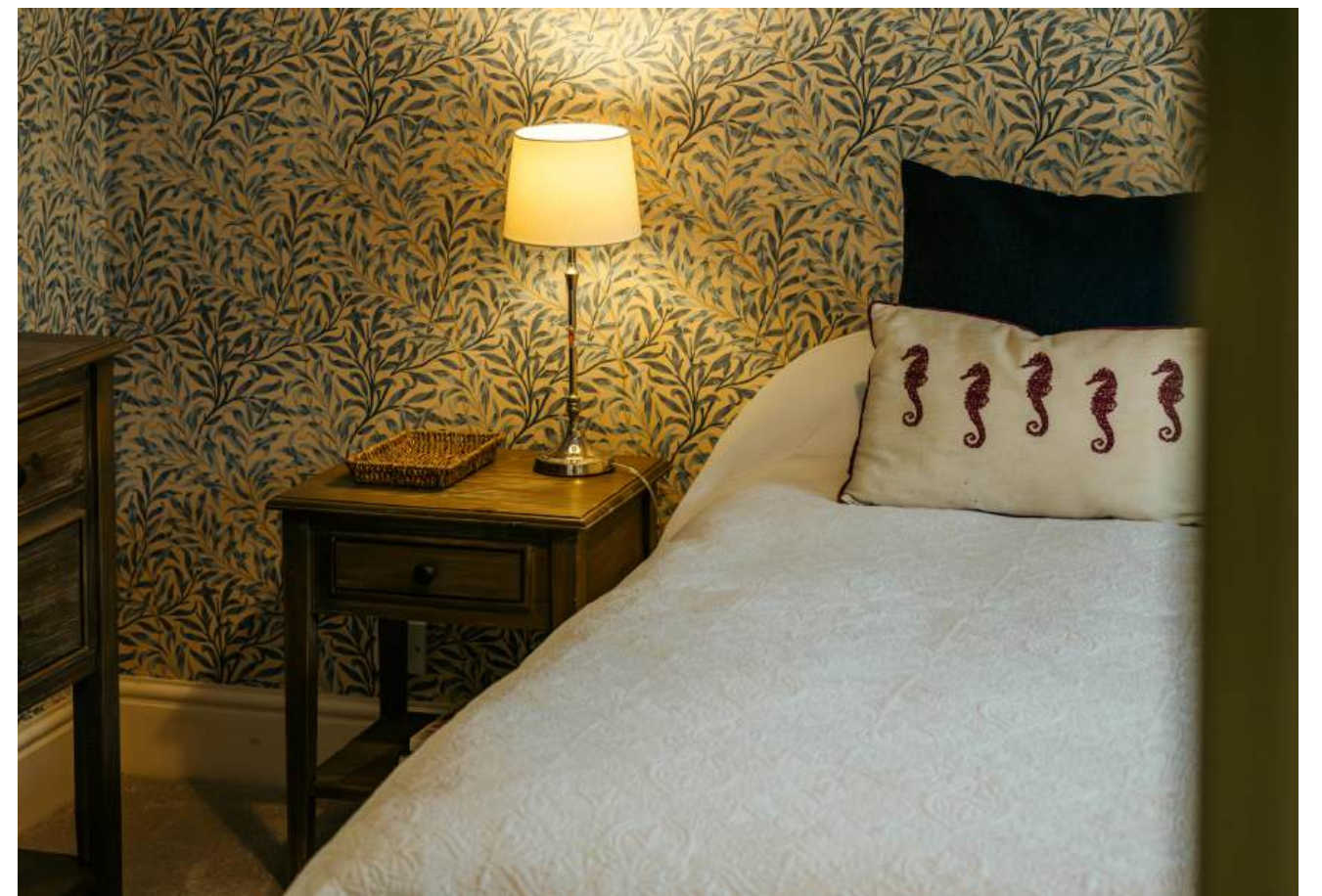
Great Shefford lies within the North Wessex Downs, an Area of Outstanding Natural Beauty known for its rolling chalk hills, open farmland and extensive walking and riding routes. The valley is also known as the "Valley of the Racehorse", centred on Lambourn. Home to numerous racing stables and trainers, it is a major hub of British racing, with the surrounding chalk downs and gallops providing ideal year-round training ground for thoroughbred racehorses.

Nearby towns such as Wantage, Hungerford, Newbury and Marlborough provide wider amenities and rail connections to London, and the area offers excellent access to schooling.





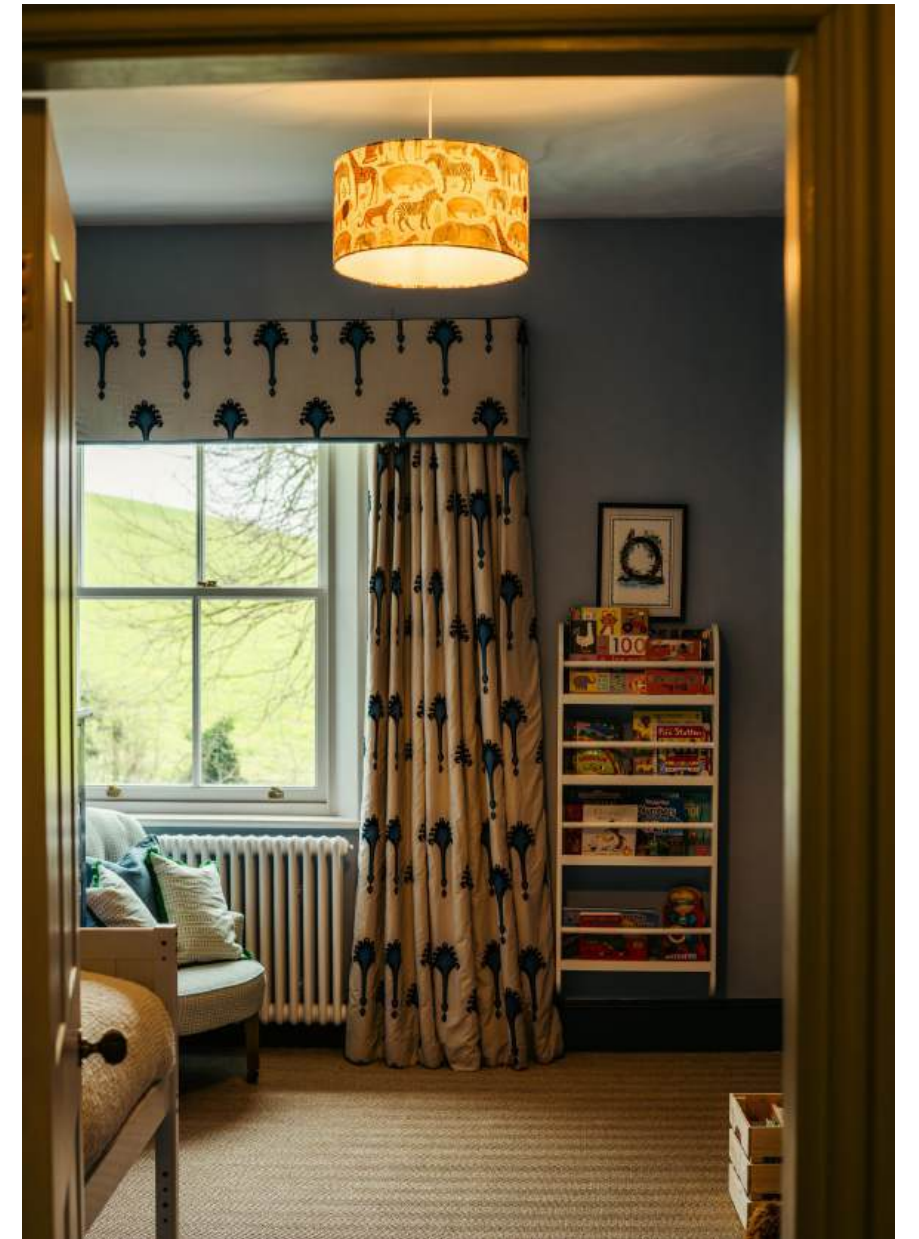




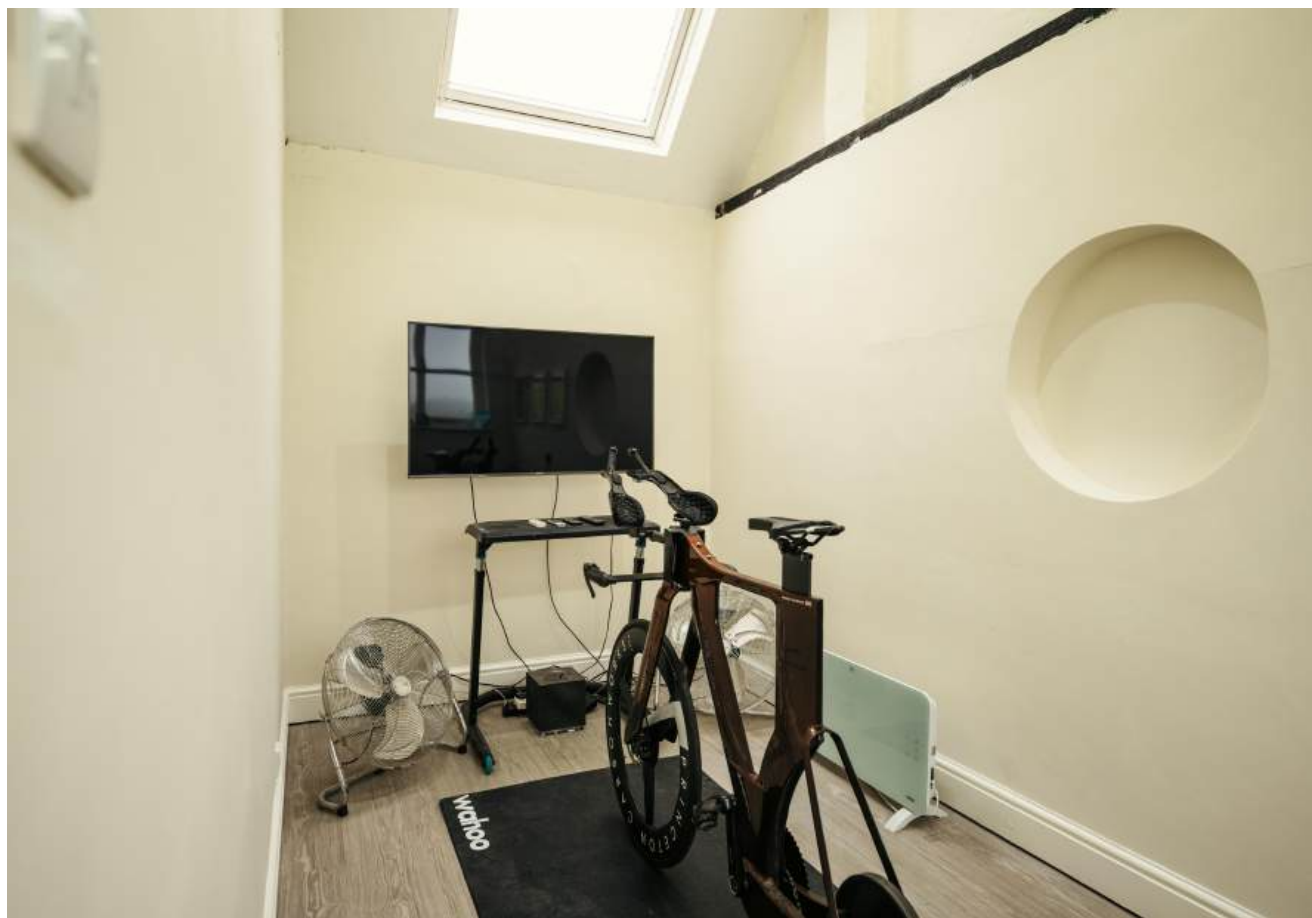




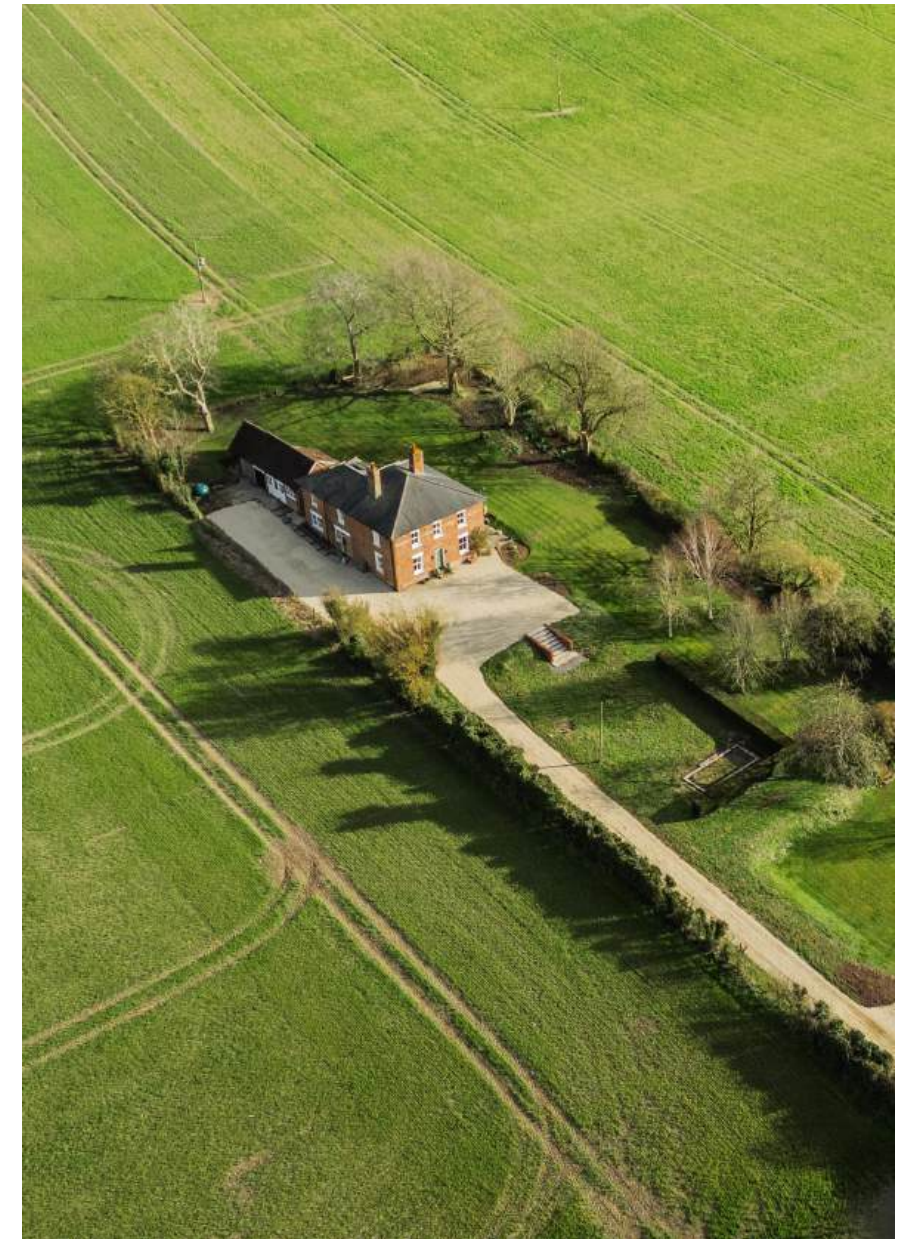














POINTS OF *Interest*



Towns and Cities

Hungerford 7 miles
Wantage 8 miles
Newbury 12 miles
London 109 miles

Pubs & Restaurants

The Queens Arms, East Garston
The Pheasant, Shefford Woodlands
The Boxford, Boxford

Train Stations

Newbury 12 miles
London Paddington from 47 minutes
Didcot 15 miles
London Paddington from 37 minutes

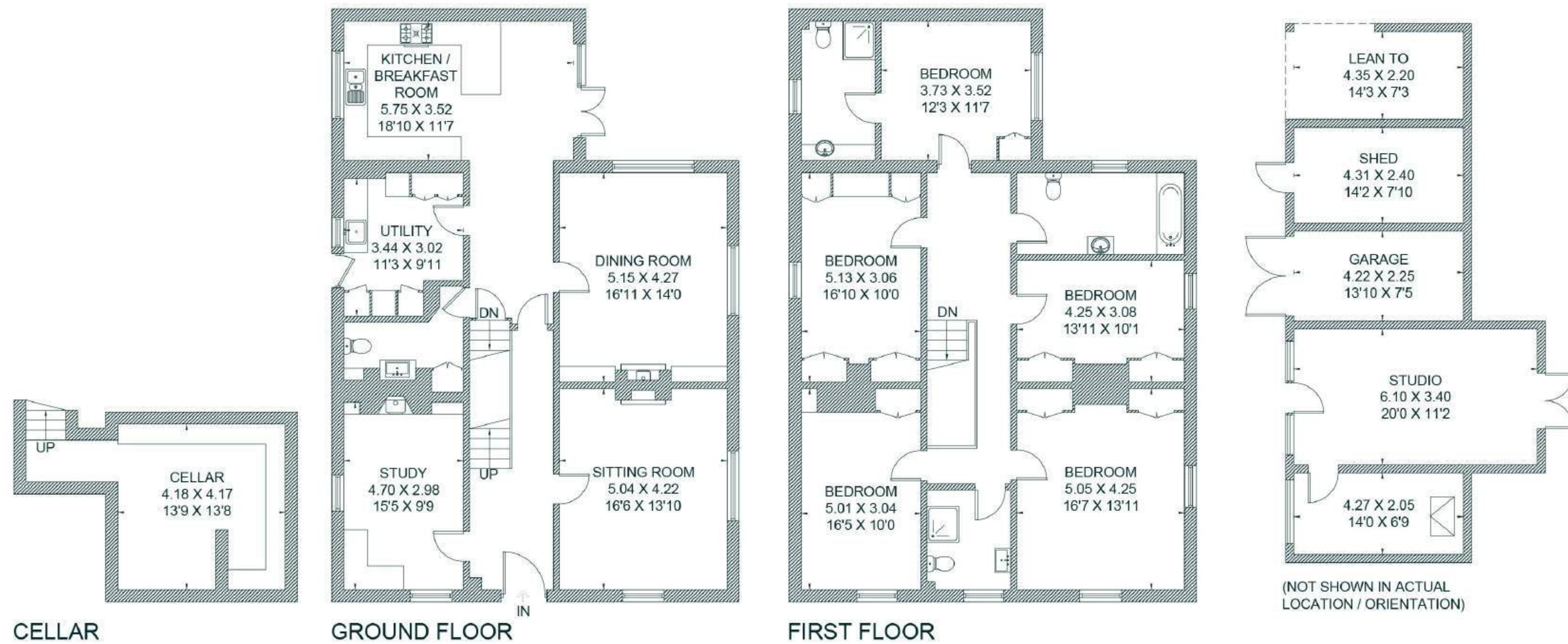
Airports

London Heathrow 54.7 miles
Bristol Airport 65.1 miles
Birmingham Airport 102 miles



FLOORPLANS

Mount Pleasant



Total - 305.4 sq m / 3,287 sq ft
 House -265.5 sq m / 2,858 sq ft | Outbuildings - 39.9 sq m / 429 sq ft

AREA GUIDE

Berkshire 🏇

The Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a Monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside Inn and Heston Blumenthal's Fat Duck and The Hind's Head.

Walking - Basildon Park

Walk around four different trails through 400 acres of parkland and Woodland.

Eating Out - The Hind's Head, Bray

Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.

Event - Royal Ascot, Ascot Racecourse

Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.

Day Out - Windsor Great Park

A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.





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