



1 WASH COMMON FARM COTTAGES

Guide Price £359,950

Carter Jonas

1 WASH COMMON FARM COTTAGES ENBORNE STREET ENBORNE NEWBURY RG14 6RB

– Newbury town centre and mainline station with trains to London Paddington in less than one hour 2 miles
– Convenient location within walking distance to local shops, a highly respected primary school and good secondary schools

Sitting room · dining room · newly installed kitchen and bathroom · three bedrooms · private parking · garden · Energy Rating D

SITUATION

The cottage is situated in an area of Newbury called Wash Common. This part of the town has always been popular with families as it is a nice residential area and offers excellent primary and secondary schools. Falkland primary school is still considered to be the best primary school in the town and the only way of securing a place is to live in the catchment and this property is within this area. The house is also within walking distance of a parade of local shops and the facilities offered by the town centre are only 2 miles away. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

A CHARMING AND NEWLY RENOVATED PERIOD COTTAGE SITUATED IN THIS VERY POPULAR AREA ON THE SOUTH-WEST SIDE OF THE TOWN, CLOSE TO LOVELY COUNTRYSIDE YET WITHIN EASY ACCESS TO PLENTY OF LOCAL FACILITIES. NO ONWARD CHAIN.



DESCRIPTION

1 Wash Common Cottages is a semi-detached property and one of a pair of period farmworkers cottages. The property has recently undergone a complete renovation, with new plumbing and wiring, new triple glazed windows and doors, new fitted kitchen with built-in oven and dishwasher, and a new bathroom. The property has retained its original charm and character with a period fireplace in the sitting room. On the ground floor there are two reception rooms, the newly installed kitchen and bathroom. Upstairs there are three bedrooms.

OUTSIDE

There is a private drive which provides off road parking and a west facing rear garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, septic tank drainage, electric heating

Local Authority: West Berkshire Council – 01635 551111

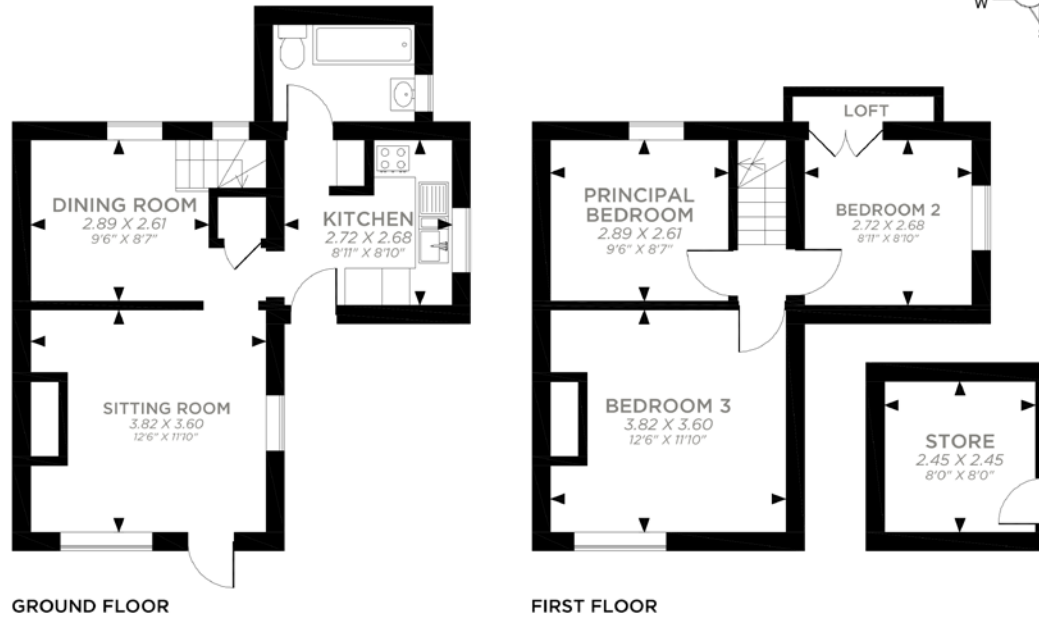
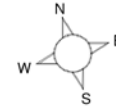
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 6RB



Wash Common Farm Cottages, Enborne Street, Enborne, Newbury
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 754 SQ FT / 70 SQ M
 STORE = 65 SQ FT / 6 SQ M
 TOTAL = 819 SQ FT / 76 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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