



**HONEY THATCH**

Guide Price £795,000

**Carter Jonas**

# **HONEY THATCH NEWBURY ROAD WICKHAM RG20 8HE**

- Newbury town and mainline station 7 miles with trains to London Paddington in 60 minutes
- Hungerford 6 miles
- Reading 30 miles
- M4 (J14) 3 miles

Beautiful thatched 3 bedroom cottage · one bedroom annex · single garage with inspection pit · double garage with carport either side · timber gym with bifold door · beautiful south west facing garden · Energy Rating D

## **SITUATION**

Wickham is a small village on the B4000 between Newbury and Lambourn. It is surrounded by beautiful countryside for walking, cycling and riding. Within the village there is a primary school, vibrant public house and church. Tennis clubs are available in nearby villages of Stockcross and Boxford. Communications are very good from here, with the M4 motorway junction 14 within 3 miles and the A34 accessible at junction 13. Newbury is 7 miles distant and Hungerford 6 miles, both with good shopping facilities and mainline rail links to London Paddington. Marlborough, with good shops and the renowned Marlborough College is 15 miles away.

## **DESCRIPTION**

Honey Thatch is a charming thatched cottage believed to date from the 16th Century. The house is full of character and boasts an original bread oven, wonderful inglenook fireplaces and wooden beams. The large sitting room is both light and spacious and overlooks the pretty garden. There is a charming dining room which leads through to the kitchen which is fitted with a range of eye and base level units to ensure that the modern fittings are in keeping with the traditional cottage feel.

**A BEAUTIFULLY PRESENTED UNLISTED THATCHED COTTAGE WITH ONE BEDROOM ANNEXE, EXTENSIVE GARAGING AND PARKING, IDEAL FOR MOTORING ENTHUSIASTS, ALONG WITH A SOUTH WEST FACING GARDEN BACKING ONTO FIELDS.**



The charm and character continue to the first floor which is accessed via two staircases and lead to a lovely principal bedroom with en suite bathroom and a further 2 bedrooms.

The excellent annexe is situated to the rear of the main house and provides useful guest accommodation to include a bedroom with en suite shower room and open plan kitchen/living room.

#### OUTSIDE

Outside there are very pretty cottage gardens to the front and to the rear with excellent off road parking for up to seven or more vehicles, in addition to the five garage/carport spaces. The range of outbuildings are particularly well suited to a motoring enthusiast, or those who have a number of vehicles requiring covered storage. There is also a timber gym with bifold doors which could also be used as a hobbies studio. There is the potential to extend or build another property on the large plot, subject to the necessary consents.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating. Mains drainage, water and electricity

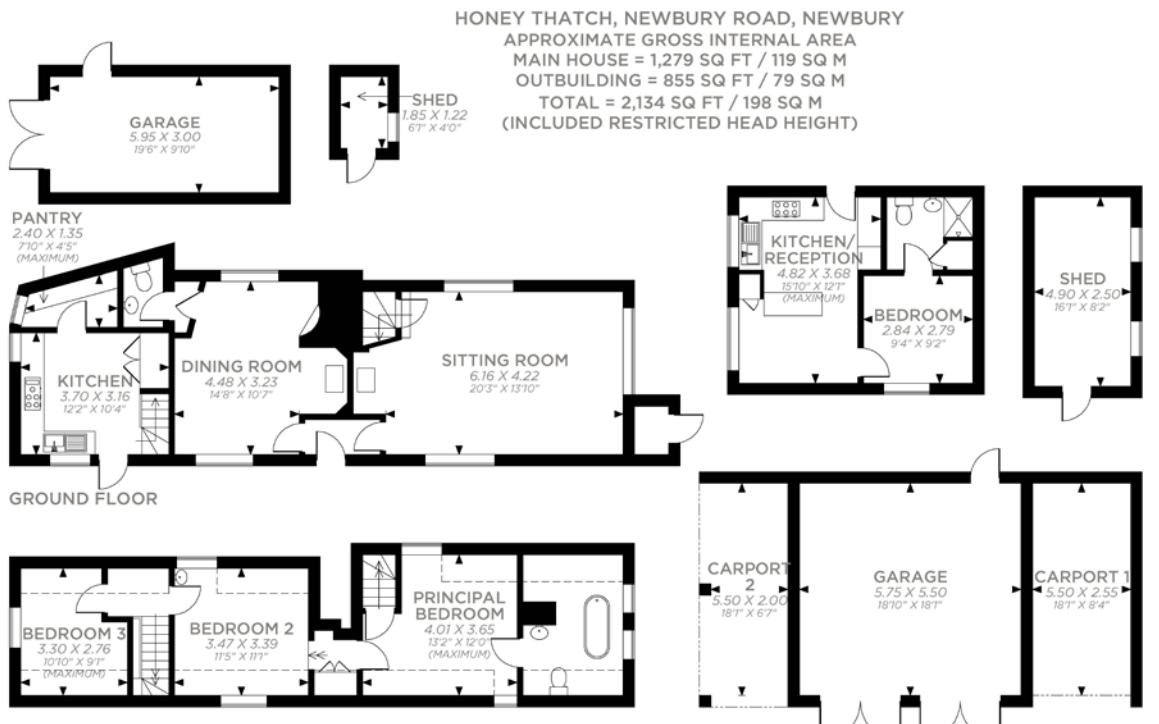
**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band F for the house and A for the annexe

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 8HE





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

77 C

59 D

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