



30 ROOKWOOD
Guide Price £475,000

Carter Jonas

30 ROOKWOOD STOCKCROSS RG20 8JX

- Newbury town centre with mainline train station with trains to London Paddington in less than an hour 3 miles
- A34 1 mile
- M4 (J13) 4.6 miles

Porch · entrance hall · sitting room · dining room · kitchen · three bedrooms · bathroom · shared drive but scope to create a separate drive · single garage · summer house, sheds · large garden to the front · lovely views over the fields to the rear · Energy Rating D

SITUATION

30 Rockwood is situated on a quiet lane on the outskirts of this popular village. Stockcross is a popular village about 4 miles to the west of Newbury and with good access to the A34 Newbury by-pass which leads north to the M4 and south towards Southampton and Basingstoke. It is close to open countryside on the edge of the Berkshire Downs. The Deanwood Golf Club and The Vineyard hotel and restaurant are located on the edge of the village.

DESCRIPTION

30 Rookwood is an ex-estate cottage and is now vacant with no onward chain. The property is not listed and there is scope for it to be extended and improved, although it is ready for immediate occupation. The ground floor offers a hallway, a large sitting room, kitchen, with a rear porch providing access to the garden. Upstairs there are three bedrooms and a bathroom.

SITUATED IN A VERY QUIET LOCATION WITH A LOVELY VIEW TO THE REAR OVER FARMLAND, A CHARMING THREE BEDROOM COTTAGE WITH A GOOD GARDEN, OUTBUILDINGS AND SCOPE TO BE EXTENDED AND IMPROVED.



OUTSIDE

To the rear of the house there is a single garage, a summer house and garden sheds. Most of the garden is to the front of the cottage. There is a shared drive to one side providing private parking but a drive could be created in the front garden to create more parking if required.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil fired central heating

Local Authority: West Berkshire Council – 01635 551111

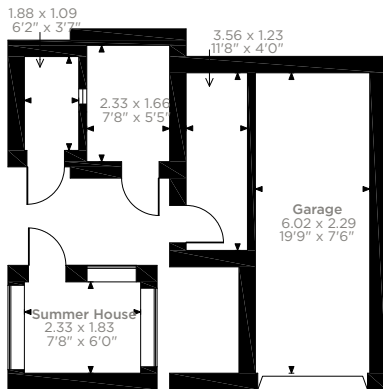
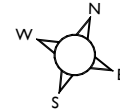
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

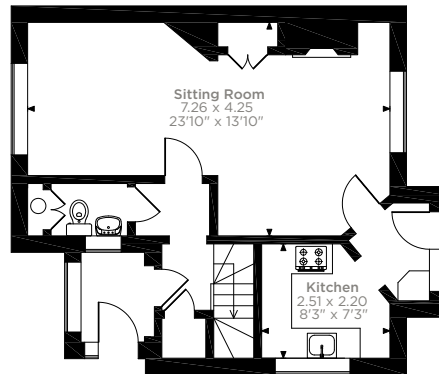
Directions: Please use postcode RG20 8JX



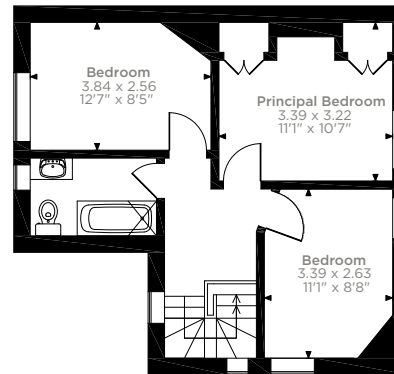
30 Rookwood, Stockcross, Newbury
 Approximate Gross Internal Area
 Main House = 89 Sq M/958 Sq Ft
 Garage/Outbuilding = 30 Sq M/323 Sq Ft
 Total = 119 Sq M/1281 Sq Ft



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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