



WOODSIDE HOUSE
Guide Price £1,350,000

Carter Jonas

WOODSIDE HOUSE ELIZABETH FARM THORNFORD ROAD CROOKHAM COMMON RG19 8FN

- Newbury town centre 5.4 miles
- Newbury station with trains to London Paddington 4.4 miles
- Thatcham station with trains to London Paddington 2.3 miles
- Excellent road connections to both the M4 and M3 motorways

Spacious entrance hall · magnificent kitchen/breakfast room opening into a sitting room with glass lantern above · separate drawing room · study · utility · cloakroom · principal bedroom with en suite · guest bedroom with en suite · 3 further bedrooms · family bathroom · detached double garage with separate room above and cloakroom downstairs · plenty of private driveway for a number of vehicles · large and level garden · fibre to the property · Council Tax Band G · Energy Rating C

SITUATION

Elizabeth Farm is situated on the south east side of Newbury close to the village of Headley and on the edge of the open space of Greenham Common. Woodside House is one of just three individual houses built in 2016 by Claude Fenton and is approached via electric gates and long drive up to the houses. The location is well placed for easy access to Newbury and Thatcham, with both centres providing a good range of facilities together with mainline stations with trains to London Paddington. The position is also ideal for access to a range of good local and independent schools and the open space of Greenham Common provides an excellent area for recreation.

AN IMMACULATELY PRESENTED DETACHED HOUSE PROVIDING VERY LIGHT AND SPACIOUS ACCOMMODATION WITH A FANTASTIC KITCHEN/LIVING SPACE, LARGE GARDEN BACKING ONTO THE GREENHAM COMMON AND DOUBLE GARAGE WITH BONUS ROOM ABOVE.



DESCRIPTION

Woodside House is an immaculately presented house that has been beautifully maintained and enhanced by the current owner. The property has been finished to a high standard with quality fixtures and fittings throughout and provides very light and spacious accommodation which totals 3,035 sq.ft not including the bonus room over the garage. The accommodation has been designed to meet modern day family living which includes a superb open plan kitchen/breakfast room, providing plenty of space for dining and seating and opens into a light sitting area over which is a glass lantern. There is also a spacious drawing room, study, WC and utility room on the ground floor. Upstairs there is an open gallery landing giving access to the 5 bedrooms, with both the principal bedroom and guest room benefiting from an en suite, and a separate family bathroom.

OUTSIDE

Surrounding the property is a level and private garden with a good sized paved terrace. To one side is ample driveway providing off road parking for a number of vehicles together with access to the garage. The garden extends mainly to the side and rear and has direct access onto Greenham Common. Situated to one side is the detached double garage which has the advantage of a separate bonus room above, with cloakroom on the ground floor, which could be used in a number of ways including an office/playroom etc.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating, shared sewage treatment plant, Gigaclear fibre to the property

Local Authority: West Berkshire Council - 01635 551111

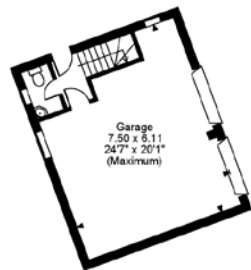
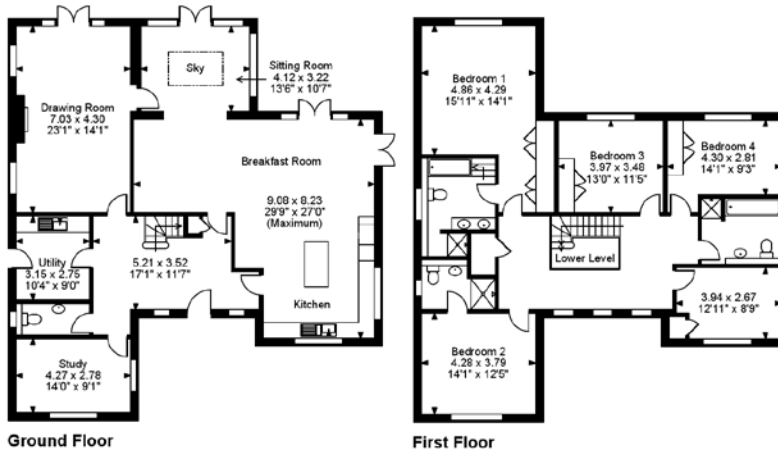
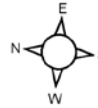
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

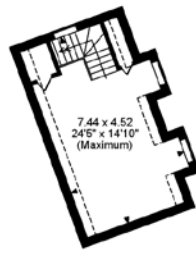
Directions: Please use postcode RG19 8FN



Elizabeth Farm, Crookham Common, Thatcham
 Approximate Gross Internal Area
 Main House = 3,035 sq ft / 282 sq m
 Garage Building = 777 sq ft / 72 sq m
 Total = 3,812 sq ft / 354 sq m



Garage Ground Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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