



**SPRINGFIELD COTTAGE**

Guide Price £515,000

**Carter Jonas**

## **SPRINGFIELD COTTAGE, 59 STOCKCROSS, NEWBURY, RG20 8LJ**

- Newbury and Newbury station 5 miles
- Hungerford and station 7 miles
- M4 (J14) and A34 3 miles

Entrance hall · Generous sitting room with exposed timbers · Dining room · kitchen with breakfast area · utility room · wonderful extended rear section with principal ensuite bedroom with glass walkway with access to the gardens · 2 further double bedrooms · shower bathroom · Good store throughout · off street parking · Extremely well-tended landscaped south facing gardens · outbuildings · Private parking · Good village location with easy reach to Newbury facilities

### **SITUATION**

Stockcross is a popular village 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. All within easy reach of Newbury Town.

### **DESCRIPTION**

Springfield Cottage is an attractive and characterful Grade 2 listed semi detached cottage offering spacious accommodation. The cottage offers really good living accommodation with a generous central sitting room, dining room and kitchen with breakfast area. A particular feature of the property is a modern rear extension providing a fantastic principal bedroom with quality ensuite shower room accessed by a glass walkway with doors to the rear gardens. Throughout the character and quality shows with exposed timbers and lovely wood doors. The property also benefits from 2 further double bedrooms and modern shower room.

**AN ATTRACTIVE COTTAGE WITH AN IMPRESSIVE EXTENSION AND SUPERB SOUTH FACING GARDENS. THE PROPERTY BENEFITS FROM SPACIOUS ACCOMMODATION WITH 3 RECEPTION AREAS, A GOOD QUALITY KITCHEN, LOVELY PRINCIPAL BEDROOM WITH ENSUITE, 2 FURTHER BEDROOMS AND A WEALTH OF CHARACTER FEATURES. PRIVATE PARKING AND AVAILABLE CHAIN FREE.**





## OUTSIDE

The gardens are impressive and over many years have been landscaped and beautifully care for, in the past they have been open to the public for view. To the front there is private parking for 2 cars, the house is accessed from the left side, an attractive pathway leads to the gardens and shed store. At the rear there is a good patio area and beyond the lawns lead to a centre planting area with short steps to more lush lawns and additional patio. The gardens are fully enclosed and offer great privacy with a host of established plants, trees and evergreens, all to a southerly aspect, it's a special part of Springfield Cottage.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

**Council Tax:** Band E

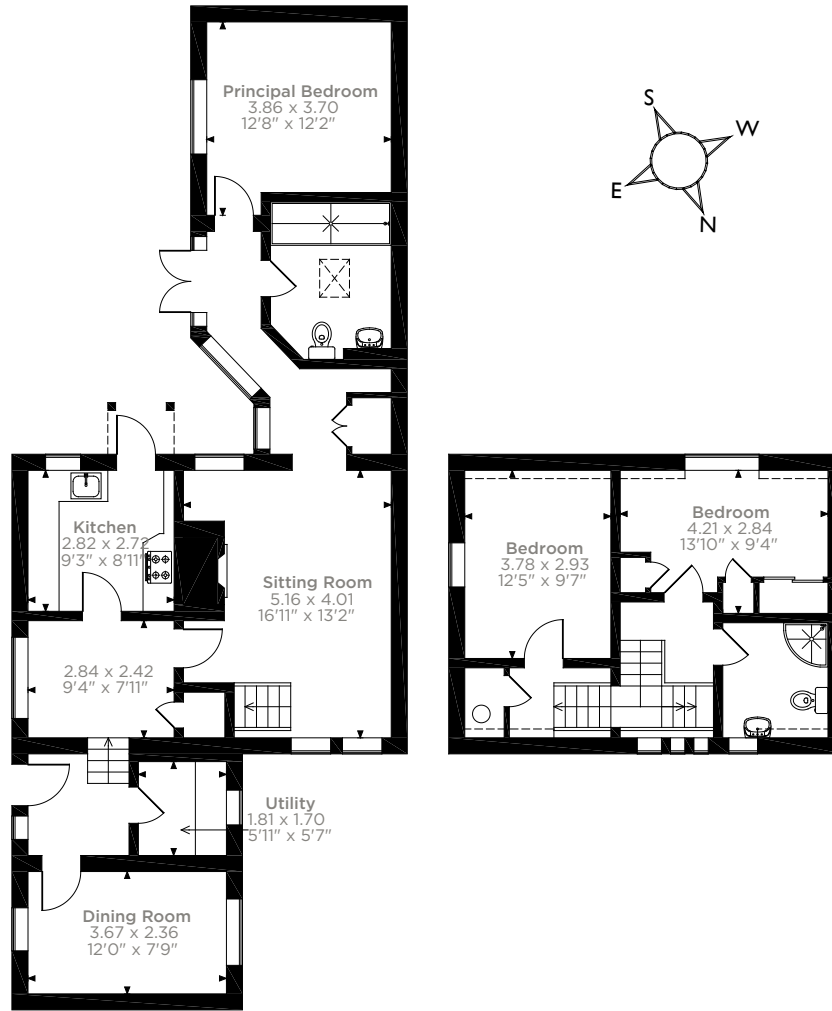
**Viewing:** By prior appointment through the Newbury office 01635 263010

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



# Springfield Cottage, 59, Stockcross, Newbury

Approximate Gross Internal Area  
118 Sq M/1270 Sq Ft



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		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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