



HOMILYS COTTAGE
Guide Price £525,000

Carter Jonas

HOMILYS COTTAGE EASTBURY HUNGERFORD RG17 7JG

- Newbury town and mainline station 13 miles
- Hungerford town and station 7.5 miles
- M4 (J14) 3.7 miles

Substantial entrance hall · sitting room with wood burner
· fabulous extended kitchen/breakfast room leading to a garden room · cloakroom/utility room · 3 bedrooms · family bathroom · off street parking · substantial south facing garden · organic vegetable patch · DIY livery available on the adjacent paddocks · EV charger · Energy Rating D

SITUATION

Eastbury is a popular village straddling the Lambourn River. Lambourn (2 miles) has a good range of shops for everyday needs with the market towns of Hungerford and Newbury giving more extensive facilities. Communications by road are via the M4 (Junction 14 at Shefford Woodlands) and the A34 dual carriageway from Junction 13 of the M4. There are trains from Newbury to Paddington. Sporting amenities in the area include golf at Chaddleworth, Newbury, Donnington and Marlborough, racing at Newbury.

DESCRIPTION

Homilys is an attractive period end of terrace family home offering light and spacious accommodation with a south facing garden adjoining paddocks. The accommodation briefly consists of an expansive entrance hall with a range of built in cupboards, a lovely sitting room with wood burner, and an impressive, extended kitchen/breakfast room. This room has a range of painted wooden base level units, laminate wood worktops, AGA and separate cooker. Additionally, on the ground floor there is utility room with WC and lovely garden room with French doors to the adjacent patio.

A BEAUTIFULLY PRESENTED AND EXTENDED END OF TERRACE COTTAGE LOCATED IN THIS SOUGHT AFTER VILLAGE ADJACENT TO PADDOCKS AND BEAUTIFUL OPEN COUNTRYSIDE.



Stairs from an inner hall lead to the first-floor landing which has 3 bedrooms, all with built in cupboards and a family bathroom with white suite of panel enclosed bath, low level WC and wash hand basin.

OUTSIDE

To the front of the property there is a gravel driveway with parking for up to 3 cars and access to the rear via a footpath. The rear garden is a particular feature of the property that measures approximately 200 ft. and offers a plethora of features that cater to a variety of interests. Mature trees create a sense of seclusion and natural beauty, while the two wildlife ponds add a touch of tranquillity. The paved seating areas offer ideal spots for al fresco dining or simply enjoying the peaceful surroundings. For those with a green thumb, productive organic vegetable gardens provide the opportunity to grow your own produce.

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

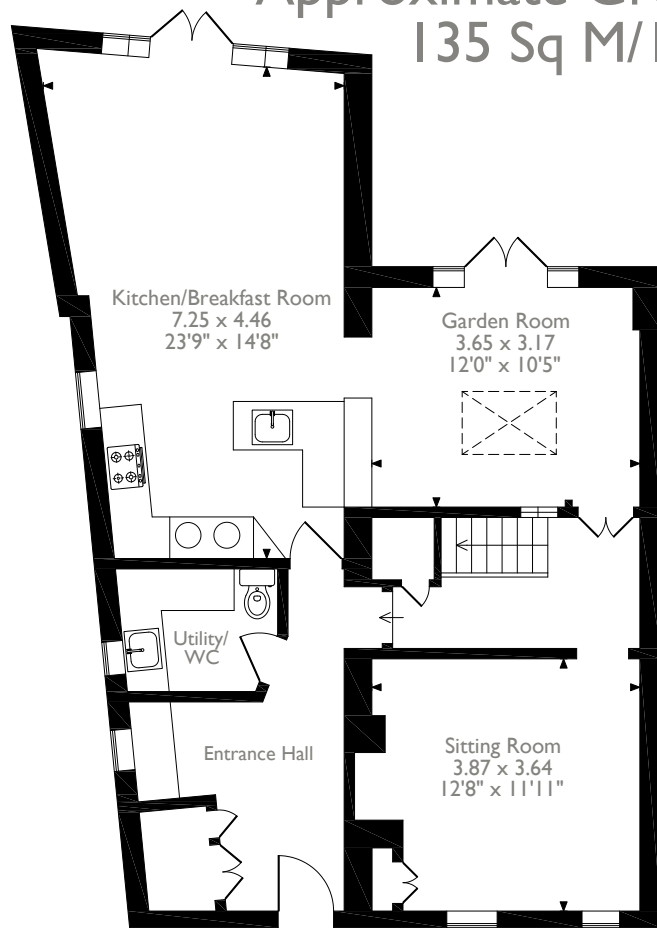
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG17 7JG

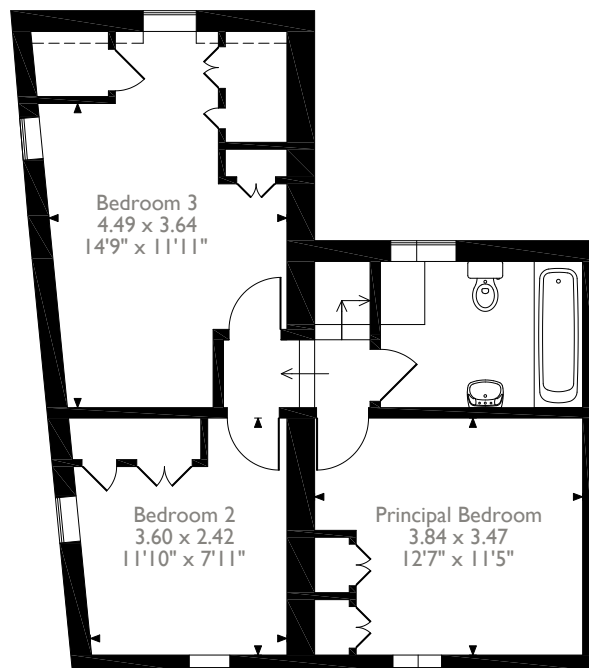


Homilys Cottage, Eastbury, Hungerford

Approximate Gross Internal Area
135 Sq M / 1453 Sq Ft

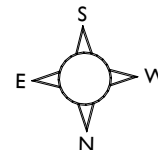


Ground Floor



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		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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