PRAIRIE VIEW
Guide Price £825,000

Carter Jonas

PRAIRIE VIEW
HAMSTEAD MARSHALL
NEWBURY
RG20 0HP

A UNIQUE PROPERTY SITUATED IN A VERY QUIET YET ACCESSIBLE LOCATION WITH A LARGE, DETACHED GARAGE/WORKSHOP AND 1.37 ACRES OF GARDEN AND GROUNDS. NO ONWARD CHAIN.

– Newbury town and mainline train station with trains to London Paddington in less than one hour 5 miles
– M4 (Junction 13) 8 miles
– A34 4 miles

Entrance hall · large kitchen/dining room · sitting room with a fireplace · snug/study · downstairs WC · two first bedrooms and a large bathroom · integral garage · detached double garage with workshop with mezzanine floor above and extra storage · drive · overall plot of 1.37 acres · Energy Rating F

SITUATION

Prairie View is situated in a very quiet and private location in a small lane in this popular village just west of Newbury. Hamstead Marshall is a small village on the former Craven Estate in a particularly sought after area to the west of Newbury. It is within 5 miles of Newbury town centre with excellent shops and main line station to Paddington. The market town of Hungerford is 5 miles to the west and Andover about 15 miles to the south. Communications are good, the A4 and A34 are both close at hand, whilst the M4 intersection at Chieveley (Junction 13) is within 8 miles.

DESCRIPTION

Prairie view is an interesting and individual property that offers accommodation of almost 1600 ft.^{2} and offers an opportunity of being extended and improved to create a larger property, subject to the usually planning permission. On the ground floor there are two reception rooms, and a large kitchen/dining room. There is also an integral garage which could easily be converted to create additional living space. Upstairs there are two double bedrooms and a large family bathroom. From the principal rooms there are lovely views over the garden and the adjoining farmland.

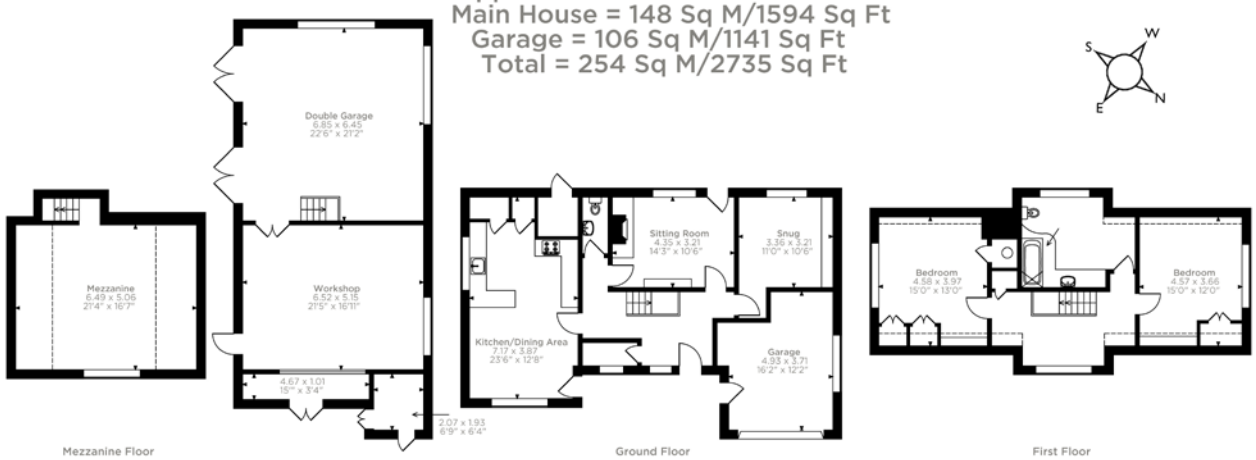
OUTSIDE

Outside the 1.37 acres is a real feature of the house and it offers enormous scope for the house to be extended without reducing the size of the garden significantly. A drive providing access and off-road parking leads to a substantial detached building which is arranged as a double garage with workshop one side and mezzanine floor above and additional storage.

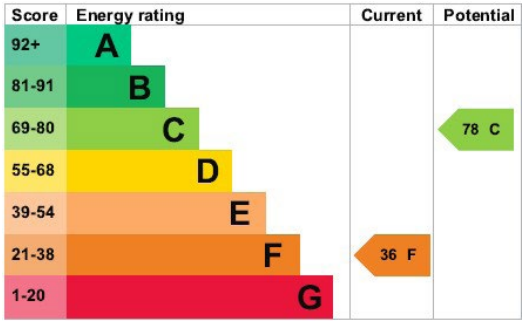
ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water, electricity and drainage, 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 0HP

Prairie View, Hamstead Marshall, Newbury
Approximate Gross Internal Area
Main House = 148 Sq M/1594 Sq Ft
Garage = 106 Sq M/1141 Sq Ft
Total = 254 Sq M/2735 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.



Newbury 01635 263000
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.