



THE RECTORY
Guide Price £975,000

Carter Jonas

The Rectory Enborne Newbury RG20 0HD

- Newbury town centre and mainline railway station to London Paddington 3 miles
- Hungerford town centre and mainline railway station 7.6 miles
- M4 (junction 13) 7.1 miles

Entrance porch • spacious inner hallway with stairs to first floor • kitchen with larder • dining room • sitting room • study • downstairs WC • utility room • boiler room • four double bedrooms • family bathroom • separate first floor WC • adjoining large garage • and ample drive for private parking • established south facing garden with the plot being a total of 0.59 acres • a very peaceful and private location yet with an easy access to local towns, mainline stations and road networks • Energy Rating D

Situation

The Rectory is situated in a lovely location, tucked away to one side of a very pretty Grade I Listed church. Enborne is a small hamlet, on the west side of Newbury, surrounded by attractive countryside yet close to Newbury town centre. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

A very individual detached family home with a south facing garden of 0.59 acres situated in a lovely quiet and secluded location. No onward chain.



Description

The Rectory, which is now vacant so with no onward chain, provides well proportion rooms throughout, with high ceilings and large windows allowing plenty of light throughout the property. The accommodation has been designed so that all the principal rooms, both on the ground and first floor, face south, overlooking the garden, and the countryside beyond. The property, which is not listed, could be extended and improved subject to a buyer's requirements, and the very private and secluded location of the house is a strong selling feature. The ground floor offers a spacious hallway, three separate reception rooms, a good size kitchen with walk-in larder, a large utility room with boiler room and a separate downstairs WC. Upstairs all the bedrooms are a good size, two with built-in wardrobes and there is a family bathroom and a separate WC.

Outside

The Rectory is approached via a drive that runs past the church and sweeps round an adjoining property before providing a driveway and access to the property and the garage. The plot, which measures in total 0.59 acres, is very private and secluded with a paved terrace immediately behind the house for outside entertaining and dining and the south facing garden is all grassed but contains a variety of mature trees, shrubs and plants.

Additional Information

Tenure: Freehold

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

Local Authority: West Berkshire Council - 01635 551111

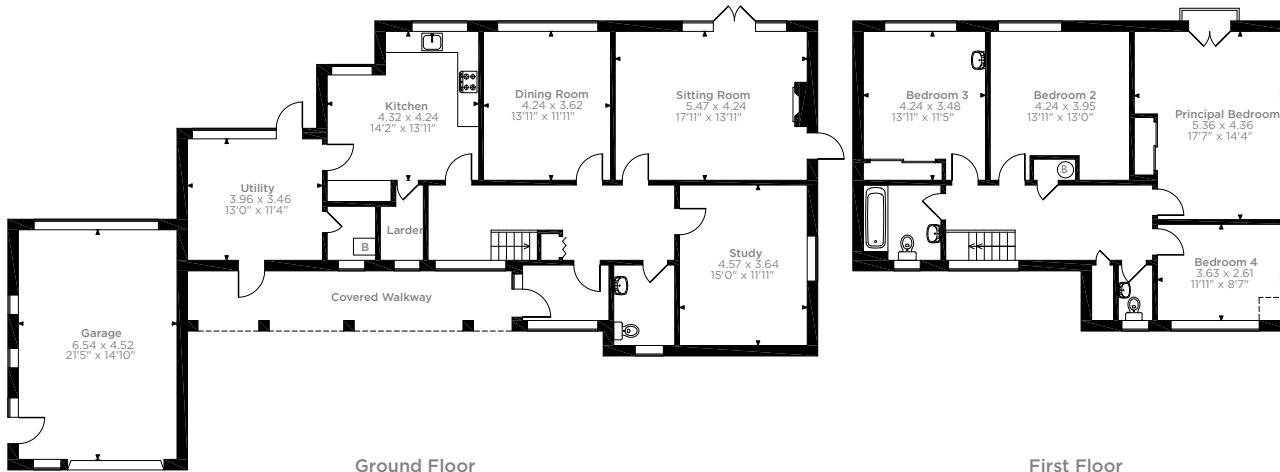
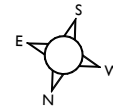
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 0HD



Enborne Rectory, Enborne, Newbury
 Approximate Gross Internal Area
 Main House = 206 Sq M/2217 Sq Ft
 Garage = 30 Sq M/323 Sq Ft
 Total = 236 Sq M/2540 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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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