



LITTLE MEAD
Guide Price £750,000

Carter Jonas

Little Mead Wash Water Newbury RG20 0LU

- Newbury town and mainline station 3 miles
- M4 (J13) 8 miles
- London Paddington from Newbury about 45 minutes

Large reception hall • sitting room • sunroom • dining room • kitchen/breakfast room • conservatory • utility room • principal bedroom • 2 further bedrooms • family bathroom • shower room • double garage with WC • extensive grounds • Energy Rating E

Situation

Little Mead is located at the end of a private drive in Wash Water, a popular hamlet located on the southern fringes of Newbury. Within Wash Water is the popular Woodpeckers pub and there are some great woodland walks nearby. Newbury itself provides a comprehensive range of leisure, recreational and educational facilities including Newbury Racecourse and The Corn Exchange and Watermill theatres. Commuting is excellent with easy access to the M4 and A34 and close to the mainline station in Newbury.

Description

Little Mead is an attractive detached bungalow that is in an elevated position in the middle of the plot of 0.58 acres. The large reception hall is a particular feature of the property and there are two reception rooms and a conservatory providing flexible living spaces, together with a good-sized kitchen. On the same level as these rooms there is a bedroom and a utility room. From the entrance hall a short flight of steps lead to an inner hallway which provide access to the principal bedroom, another double bedroom and the family bathroom.

Available chain free is this very spacious bungalow situated in a lovely private location on the southside of the town. Lovely established garden of approximately 0.58 acres. Some updating required.



Outside

Approached by a private drive Little Mead is located in a very private setting with the property sitting centrally in its grounds of approximately 0.58 acres. Within the grounds there is a double garage and plenty of space for parking cars. The rest of the garden is mainly former lawns interspersed with a variety of fruit trees, shrubs and hedging.

Additional Information

Tenure: Freehold

Services: Oil fired central heating, mains water, electricity and drainage

Local Authority: West Berkshire Council - 01635 551111

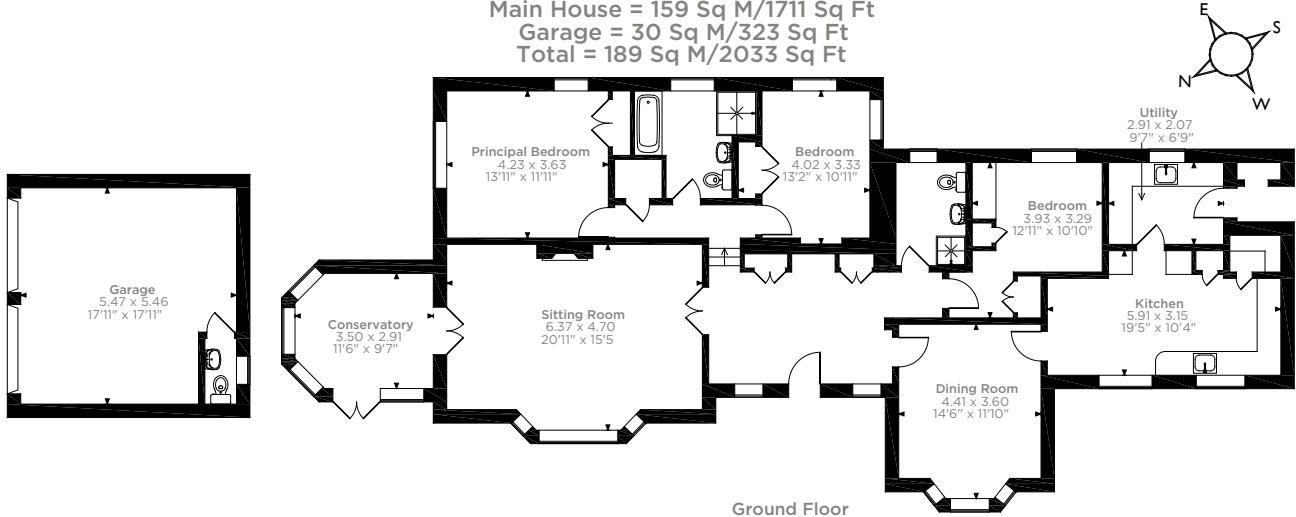
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 0LU.



Little Mead, Wash Water, Newbury
Approximate Gross Internal Area
Main House = 159 Sq M/1711 Sq Ft
Garage = 30 Sq M/323 Sq Ft
Total = 189 Sq M/2033 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		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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