

SOUTHWOOD
Guide Price £1,000,000

Carter Jonas

SOUTHWOOD
YATTENDON ROAD
HERMITAGE
RG18 9RW

– Newbury town centre 5.5 miles
– Newbury mainline station with trains to London Paddington in less than one hour 6.5 miles
– M4 (J13) and A34 2 miles

Spacious entrance hall · cloakroom · drawing room · sitting room · dining room · kitchen · conservatory · large utility room · boiler room and store · first floor landing · principal bedroom with en-suite · 2 further bedrooms with ensuites · 2 more first floor bedrooms so making five bedrooms on this level · large family bathroom · second floor with three further bedrooms/rooms · large drive · detached coach house building with two garages and additional storage areas · stable block with three stables · lovely garden, part of which is a secluded walled garden, of approximately 0.64 acres · Energy Rating F

SITUATION

Southwood is situated in a part of the village known as Little Hungerford and is an attractive area where there are a mix of individual family homes. The house is very secluded as it is surrounded by its own established garden, yet it is within easy access to the centre of the village. Hermitage is a popular village northeast of Newbury. There is an active community and good village facilities including a useful general store, shop/post office, church, pubs, garage, active village hall and primary school. The village lies in the folds of beautiful Downland countryside which provides good walking and riding, and it is within easy reach of a good variety of recreational facilities, including golf courses and country parks. It is well placed for travel on all major routes, with access to the A34 and M4 at J13.

DESCRIPTION

Southwood is an attractive detached house that has been a lovely home offering excellent accommodation over three floors.

A LOVELY ESTABLISHED FAMILY HOME, REQUIRING UPDATING, SITUATED IN THIS VERY POPULAR VILLAGE PROVIDING SPACIOUS ACCOMMODATION, TOGETHER WITH A PRIVATE GARDEN, OUTBUILDINGS, AND WITHIN THE DOWNS SCHOOL CATCHMENT.



The house is now for sale with no onward chain and although is perfectly liveable it does offer a great opportunity for a buyer to update and improve the accommodation. The ground floor has a entrance hall, a cloakroom, an attractive central dining room with a large bay window, two other living rooms, a kitchen open to a conservatory, a utility room and boiler and storeroom. On the first floors there are 5 bedrooms, three ensuites and a family bathroom. On the second floor there are 3 further rooms which can be used as bedrooms, or studies and currently one of these rooms houses the equipment for the solar panels.

OUTSIDE

The property is approached through tall double gates beyond which is a large drive providing plenty of parking and access to the outbuildings. There is outside lighting and the garden then extends around the property and to one side is a very private walled garden. Directly behind the house is an attractive brick-built coach house building that offers two garages, and various storerooms. There is also a detached timber stable block with three stables. The garden is mainly laid to lawn but has several shrubs and trees. In all the total plot measures 0.64 acres.

ADDITIONAL INFORMATION

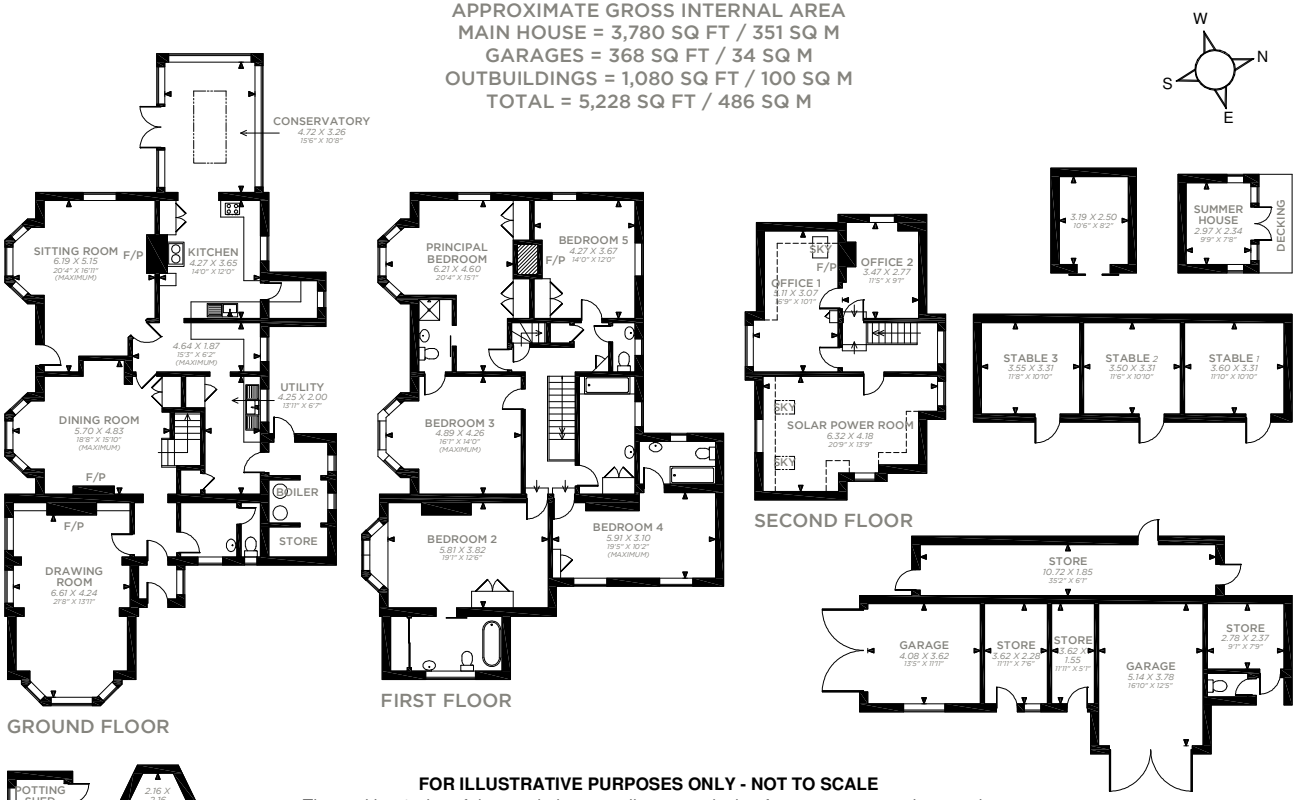
Tenure: Freehold
Services: Mains water, electricity and drainage, oil fired central heating. Security alarm
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band G
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use post code RG18 9RW







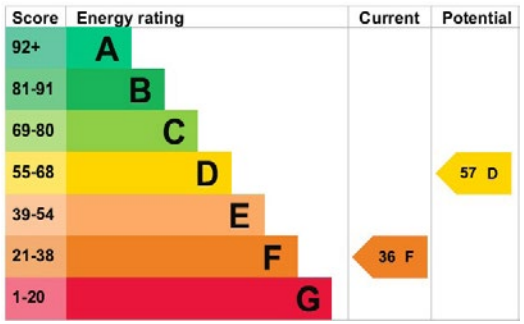
SOUTHWOOD, YATTENDON ROAD, THATCHAM
APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 3,780 SQ FT / 351 SQ M
GARAGES = 368 SQ FT / 34 SQ M
OUTBUILDINGS = 1,080 SQ FT / 100 SQ M
TOTAL = 5,228 SQ FT / 486 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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