



BOWDOWN COTTAGE
Guide Price £925,000

Carter Jonas

BOWDOWN COTTAGE 42 BURYS BANK ROAD GREENHAM RG19 8DB

- Newbury and Newbury station 3 miles
- Thatcham station 2.5 miles
- M4 (J13) 7 miles

Entrance hall · drawing room · study area · dining hall · kitchen · ground floor shower room · substantial workshop/former stables ideal for conversion · up to 6 first floor bedrooms with 1 shower room and 2 bathrooms · courtyard parking with garage/store · beautiful grounds of 3.4 acres · Energy Rating F

SITUATION

The property is situated close to the historic and highly sought-after market town of Newbury. The town is a pleasant destination offering a wide range of shopping and leisure facilities including a great choice of restaurants, including two Michelin starred restaurants, pubs and shops, the larger supermarkets including Waitrose on the edge of the town and a Marks & Spencer and Tesco at the nearby retail park. There is a choice of leisure activities on offer with Newbury racecourse and several golf courses nearby, including Newbury & Crookham Golf Club which is on the doorstep. The area benefits from fast transport links including Newbury station offering regular trains to central London in around 40 minutes and the nearby M4 and A34 also offers easy access to Reading, London and the West Country. There are excellent independent and state schools in the area, including Horris Hill, St. Gabriel's, Thorngrove, Cheam, Elstree, Downe House, Park House School and St Bartholomew's to name a few.

DESCRIPTION

Bowdown Cottage offers an exciting opportunity for an incoming purchaser to put their own stamp on the property to create a beautiful family home in a stunning setting.

AVAILABLE CHAIN FREE - A RARE AND EXCITING OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL EARLY 20TH CENTURY HOUSE REQUIRING COMPLETE MODERNISATION LOCATED IN A WONDERFUL, SECLUDED WOODLAND SETTING AND SET WITHIN PRIVATE GROUNDS OF APPROXIMATELY 3.4 ACRES ADJACENT TO GREENHAM COMMON.



The house itself is an attractive period house, possibly dating from the 1920s, and originally part of the neighbouring house. The house is connected to the former coach house/stables of Bowdown House by the west wing which comprises a workshop/old stable with first floor accommodation above which was added in 1974 to form guest bedrooms. The property offers spacious and very flexible accommodation with large characterful open reception spaces on the ground floor and 5/6 bedrooms upstairs which are accessed by 3 staircases. Upstairs could be configured in several ways and is currently laid out with a principal bedroom, dressing room and bathroom. A passageway leads through to a further 2 bedrooms served by a shower room and 2 other bedrooms and a bathroom are access via a staircase in the workshop. Due to the layout the property a self-contained annex could easily be created.

OUTSIDE

The property is approached from the road via a long shared driveway with a gravel drive meandering through woodland to a pair of brick pillars providing access into a courtyard for parking and garaging. The grounds to the property are a real feature of the property giving complete privacy and seclusion and are made up with a combination of lawns, potential paddocks, orchard and woodland. Within the grounds there is an old brick greenhouse with adjoining apple sheds and a small brick outbuilding.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity. Share septic tank/sewage treatment plant. Oil fired central heating.

Local Authority: West Berkshire Council – 01635 551111

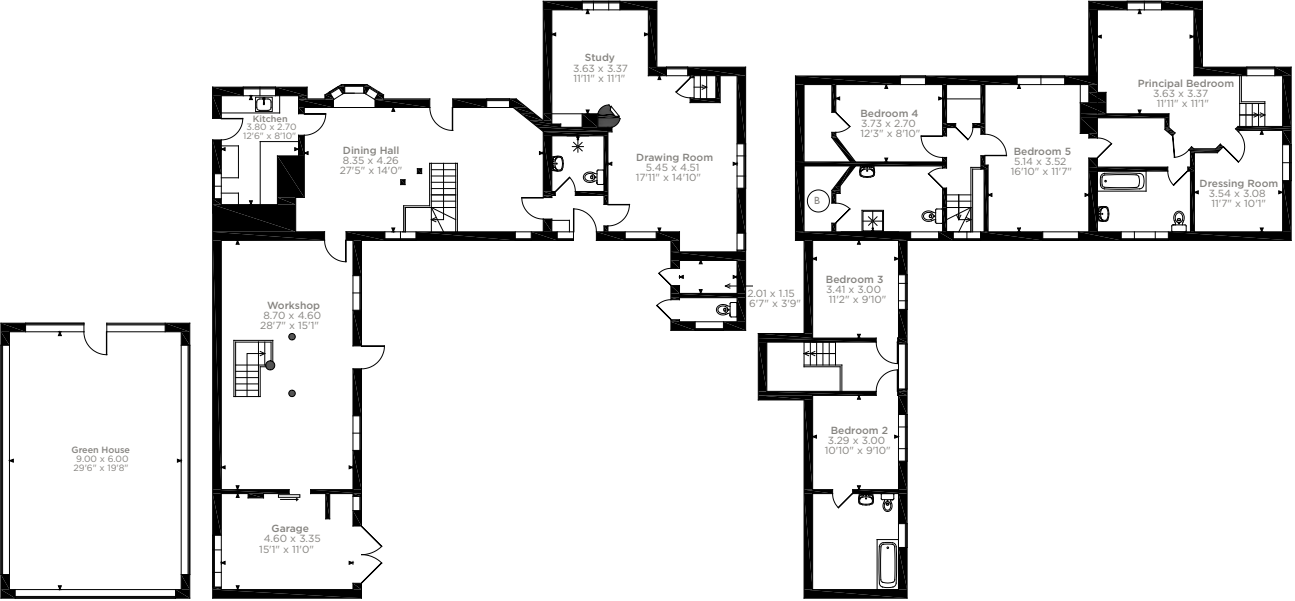
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG19 8DB



Bowdown Cottage, 42, Burys Bank Road, Greenham, Thatcham
Approximate Gross Internal Area
Main House = 289 Sq M/3111Sq Ft
Outbuildings = 58 Sq M/624 Sq Ft
Total = 347 Sq M/3735 Sq Ft



Outbuilding 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		70 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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