BEECHDOWN
Guide Price £775,000

Carter Jonas

BEECHDOWN
THE THICKET
LECKHAMPSTEAD
RG20 8QW

AN ATTRACTIVE DETACHED VILLAGE HOUSE, SITUATED IN A LOVELY QUIET LOCATION WITH AMAZING SOUTHERLY VIEWS OVER THE SURROUNDING COUNTRYSIDE, WITH A LOVELY ESTABLISHED GARDEN OF 0.4 ACRES.

– M4(J13) and A34 5 miles
– Newbury town centre and mainline station with trains to London Paddington 8.8 miles.
– Didcot Railway Centre with fast trains to London Paddington 13.6 miles

Entrance hall · kitchen · sitting room · dining room · conservatory · utility room · cloakroom · principal bedroom with ensuite bathroom · 3 further bedrooms · family bathroom · integral garage and detached single carport/ garage · lovely private garden of 0.4 acres · amazing quiet location with long reaching southerly views · Energy Rating F

SITUATION

Beechdown is situated in a quiet and pretty hamlet, surrounded by attractive countryside and situated between the villages of Leckhampstead and Chaddleworth. Leckampstead is the nearest village which is in a delightful rural setting surrounded by rolling countryside yet it is not remote being approximately 8 miles from Newbury and 8 miles from Wantage. The M4 junction 13 is 5 miles away and junction 14 is 7miles. The next village of Chaddleworth still has a village shop/post office and primary school. There is also a primary school at Brightwalton.

DESCRIPTION

Beechdown is an individual detached family house that situated in a lovely position within the plot allowing plenty of drive and a large garden. On entering the property there is an entrance hall with stairs to the first floor, the kitchen has an aga and is open to the adjoining dining room so ideal for family living. From the dining room there is a separate sitting room with a door leading to the conservatory. The ground floor is completed by a useful utility room and a cloakroom.

On the first floor there is a principal bedroom with ensuite bathroom, 3 further double bedrooms and the family bathroom.

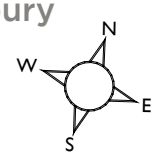
OUTSIDE

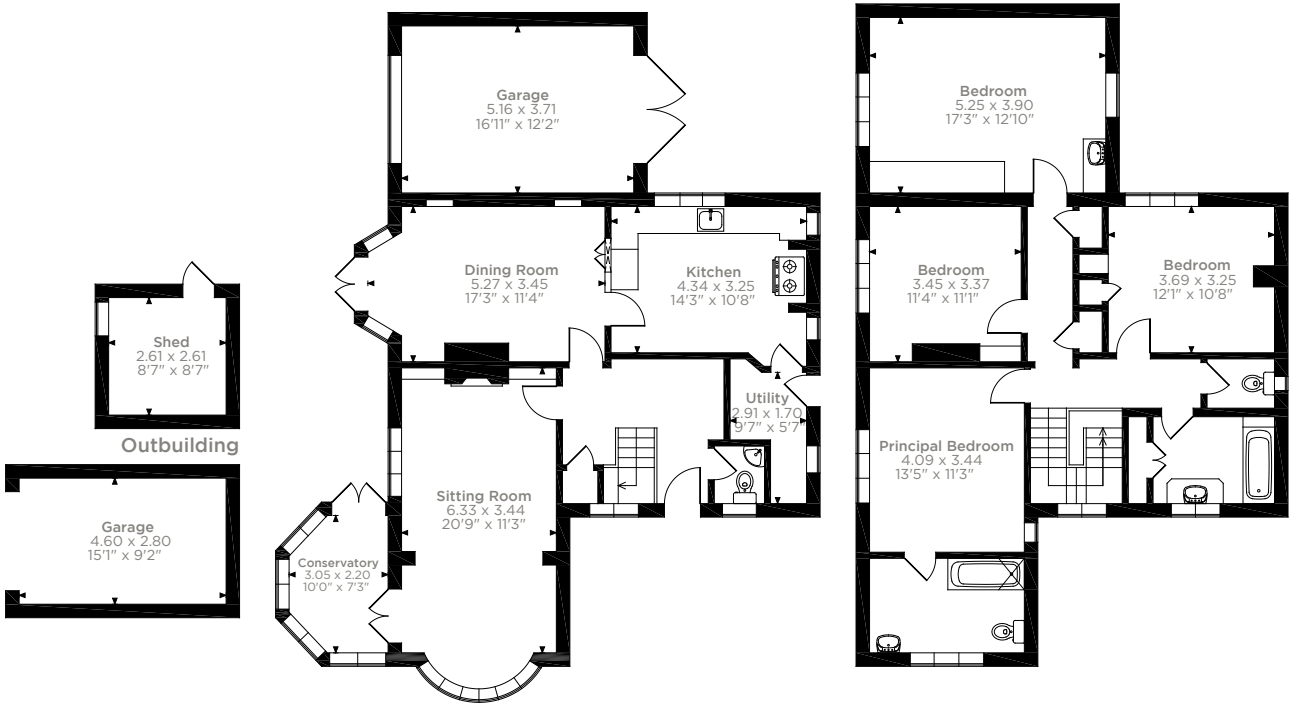
The property is approached through a gate beyond which is a large area of gravel drive providing ample private parking and access to the garage and carport. The garden, which is 0.4 acres in total, is mainly laid to lawn but has a variety of trees, shrubs and plants making it very private and secluded. A real feature is the lovely view over the southern boundary towards the surrounding countryside.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water and electricity, private drainage, 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 RG20 8QW

Beechdown, The Thicket, Leckhampstead, Newbury
Approximate Gross Internal Area
Main House = 173 Sq M/1862 Sq Ft
Garage = 32 Sq M/345 Sq Ft
Outbuilding = 7 Sq M/75 Sq Ft
Total = 212 Sq M/2282 Sq Ft





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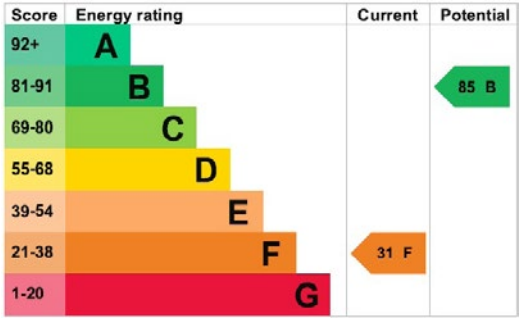

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