



**KISBY'S COTTAGE**  
Guide Price £750,000

**Carter Jonas**



## **KISBY'S COTTAGE KISBY'S LANE ECCHINSWELL RG20 4TS**

- Newbury town centre and mainline railway station with trains to London Paddington in less than one hour 13 miles
- Basingstoke town centre and railway station with trains to Waterloo in 40 minutes 21 miles
- Excellent road access to both the M4 and M3 motorways

Stunning fully restored period property set in half an acre of grounds on a private Lane · No onward chain · Complete re-thatched roof in May 2023 · Beautiful gardens with ancient trees and beautiful vistas - not overlooked · Dual aspect French doors from living room to access both front and rear gardens and patio · Implemented Planning Permission for a two storey extension · Garden Office/ Studio · Inglenook fireplace with recently installed log burner with double lined flue · Oil fired central heating with new boiler still under warranty · Idyllic friendly village

### **SITUATION**

Kisby's Cottage is situated in a private road in a very quiet location, close to the centre of this small and charming village, situated within beautiful surrounding countryside close to Watership Down. It lies just to the south of the A339 which is the Newbury to Basingstoke road. Although it is a quiet village, it has a lively community with a well respected village primary school and a local public house. It is also very well placed for easy access to good road networks and local business centres, as well as Newbury and Basingstoke for mainline trains to Paddington and Waterloo respectively.

### **DESCRIPTION**

Kisby's Cottage is a unique and exquisite 'picture postcard' Grade 2 listed 16th century thatched, detached cottage which was comprehensively restored twenty years ago by highly-respected builders R. W. Armstrong and Sons. Since then, the cottage has been assiduously maintained

**AN EXCEPTIONAL, THATCHED COUNTRY COTTAGE, BEAUTIFULLY PRESENTED BOTH INSIDE AND OUT, WITH A WONDERFUL GARDEN OF HALF-AN-ACRE, SET IN A TRANQUIL AND MUCH-SOUGHT-AFTER RURAL VILLAGE LOCATION WITH EXCELLENT ROAD AND RAIL ACCESS.**





to an exceptional standard by the present owner, with the roof having been completely re-thatched to the highest standards in May this year. The property retains a great deal of its original character and charm and is now ready for immediate occupation.

Exceptionally for a Grade 2 listed building, Kisby's Cottage has Implemented Planning Permission for an extension to create additional ground and first floor living spaces; plans are available from the selling agent.

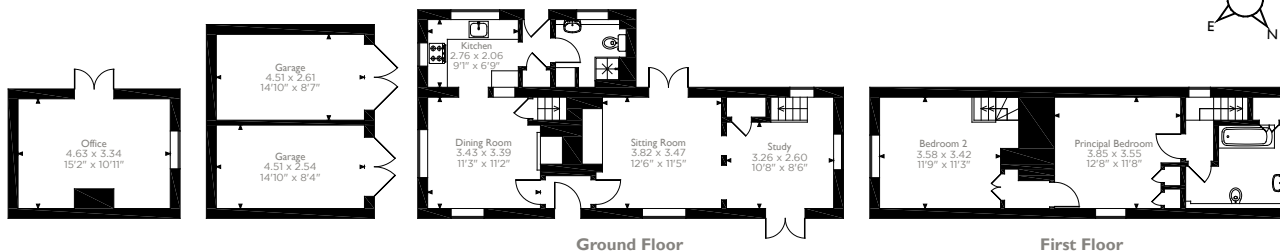
Currently, on entering via the front porch, to the right is a charming sitting room with a lovely Inglenook feature fireplace with log burner and bread oven; plenty of exposed beams; and French doors looking out to both the front and rear gardens. Some original timbers divide this space from a quiet study with an under-stairs storage cupboard and stairs to the first floor. On the other side of the front porch is a second staircase to the first floor; a separate dining room with a fireplace; and a delightful and well-planned kitchen with integrated fridge and dishwasher. The ground floor accommodation is completed by a shower room/utility room with shower, sink, W/C and washing machine, next to the rear porch door which opens to the rear patio and garden. On the first floor are two double bedrooms approached by the two separate staircases. The principal bedroom has its own bathroom.

## **OUTSIDE**

The cottage is on a quiet country lane and approached via a five-bar gate beyond which there is an ample private drive and access to the wood-built double garage. The well-fenced, picturesque and beautifully-kept private gardens are an exceptional feature of the cottage and surround the property on all sides. Across the front garden runs a small stream, spanned by an ornate little footbridge which provides access to the garden office/studio, fitted for light and power, whose ample space could find many uses. The gardens of half-an-acre are landscaped and laid out in attractive borders with large areas of open lawn, several mature trees and shrubs, a small pond and a delightful, ornamental thatched well on its own patio.



Kisbys Cottage, Kisbys Lane, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 98 Sq M/1055 Sq Ft  
 Garage = 24 Sq M/258 Sq Ft  
 Outbuilding = 15 Sq M/161 Sq Ft  
 Total = 137 Sq M/1474 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.



**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.