



BAKERS COTTAGE
Guide Price £650,000

Carter Jonas

BAKERS COTTAGE HEATH END NEWBURY RG20 0NX

- Newbury town centre and mainline railway station, with trains to London Paddington in less than an hour 5.4 miles
- M4 (Junction 13) 11 miles
- A34 3.6 miles

Entrance hall · sitting room with open fire and French doors · study · family room · large kitchen/dining room with utility area · pantry · ground floor bedroom 3/snug · cloakroom · principal bedroom suite with bedroom, dressing room and large ensuite bathroom · second first floor bedroom · large family bathroom · workshop/store · private drive · lovely established and private garden · quiet location backing onto fields · Energy Rating D

SITUATION

Bakers Cottage is a semi-detached property situated in a rural location on the outskirts of the highly sought-after village of Heath End. The property is located in a very special part of West Berkshire, just south-west of Newbury, surrounded by beautiful countryside and in a quiet position away from main roads. The location offers wonderful walking and cycling and is in very easy access to major road networks, including the A34 and M4 motorway. From the cottage it is only a short drive to neighbouring villages where there are a range of facilities including pubs and restaurants. The cottage is within the catchment area for St Martin's school at East Woodhay or St Thomas school at Woolton Hill, both of which are highly respected primary schools. There are also a number of good independent schools within a short drive. Newbury town centre is within easy access, where there is a range of shopping and entertainment facilities as well as the mainline station with trains to London to Paddington in less than one hour.

SITUATED IN A LOVELY RURAL LOCATION IN A SOUGHT-AFTER AREA SOUTH-WEST OF NEWBURY, A CHARMING AND EXTREMELY WELL-PRESENTED SEMI-DETACHED COTTAGE, PROVIDING EXCELLENT ACCOMMODATION TOGETHER WITH A LOVELY ESTABLISHED GARDEN.



DESCRIPTION

Bakers Cottage is a very interesting and individual property that has been extended to provide extensive ground floor accommodation which is flexible as the ground floor snug can easily double up as a third bedroom. After entering the property there is an entrance hall, a good-sized sitting room with exposed brick fireplace with woodburning stove and French doors opening to the garden. To one side of this is a separate study which is ideal for someone working from home. The main feature of the cottage is the large and open plan kitchen/dining room which provides good space for a large dining table, the kitchen has an extensive range of fitted units together with an oil fired aga. From the dining area French doors lead out to the rear garden. To one side of the kitchen is a useful utility area with a separate pantry with a workshop/store beyond. The ground floor is completed with an additional family room, bedroom three/snug and a cloakroom. On the first floor there is a main bedroom suite, providing bedroom, large dressing room and a good size ensuite with both a shower and a bath. The second bedroom on this floor is also a double sized room and there is a separate family bathroom, again which is very spacious and offers a bath and shower.

OUTSIDE

The property is approached through double gates beyond which is a gravelled drive providing off-road parking. To one side of the drive is a garden shed. The front garden is the principal outside space and has been landscaped to create a very pretty garden which is secluded and has a south-west aspect. A path meanders from the drive through the gardens to the front door, there is an area of lawn and garden containing a variety of trees, shrubs and plants. Directly behind the cottage is a patio area for outside entertaining with views over open fields.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating, private drainage system

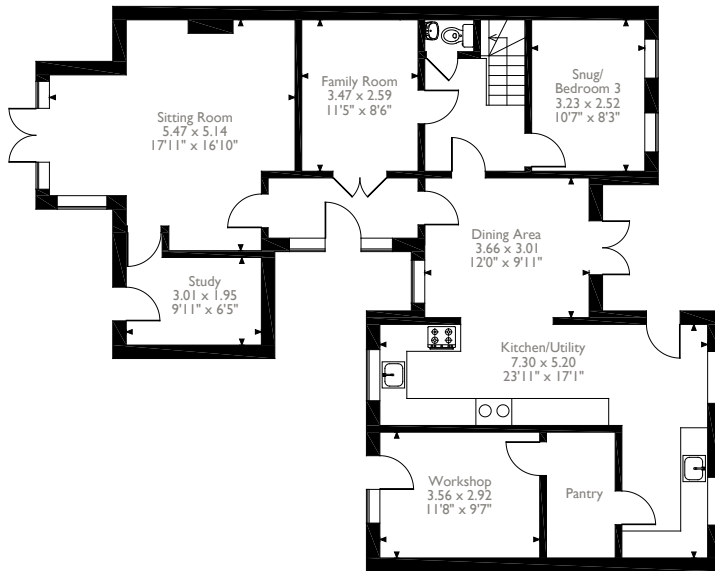
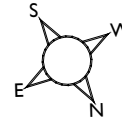
Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band E

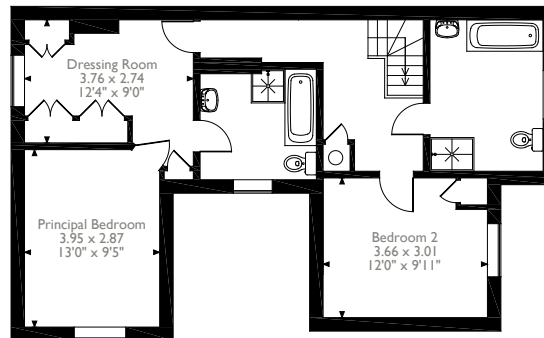


Bakers Cottage, Heath End

Approximate Gross Internal Area
173 Sq M/1862 Sq Ft



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		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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