



1 WOODMANSFIELD

Guide Price £539,950

Carter Jonas

1 WOODMANSFIELD LAMBOURN ROAD BOXFORD RG20 8DA

- Sought after village with good access to Newbury town and mainline station, M4 (J13) and A34

Beautifully presented and much improved by the current owners · living room with fireplace · study · downstairs bathroom · 2 ground floor bedrooms · extremely impressive kitchen/diner and utility with doors giving access to a wonderful garden · first floor with principal bedroom with ensuite and dressing room · detached workshop building · generous parking · stunning gardens

SITUATION

1 Woodmansfield is located in the pretty village of Boxford, lying in the Lambourn Valley just 5 miles north-west of Newbury. The village has a pub (currently under construction), church and village hall with tennis courts and a playpark. There are primary schools in neighbouring villages such as Stockcross, Wickham, Great Shefford and Chieveley. Bus services run to the local primary and secondary schools from the village. The lovely surrounding countryside, with the beautiful river as its focus, has a network of footpaths and bridleways including the Lambourn Valley Way. Nearby Newbury has comprehensive facilities including a mainline station (Paddington about 40 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford, and Southampton.

DESCRIPTION

This well cared for and much improved extended thatched cottage offers spacious accommodation and plenty of character and charm. The front door opens into the living room with attractive fireplace and gives access to a useful study and beyond to a ground floor bedroom with ensuite shower room.

A SUPERBLY PRESENTED AND EXTREMELY ATTRACTIVE GRADE II LISTED COTTAGE SET IN A DESIRABLE RURAL LOCATION. THE PROPERTY BENEFITS FROM A WEALTH OF CHARM AND CHARACTER AND IS FINISHED TO A LUXURIOUS STANDARD WITH GOOD LIVING SPACE, IMPRESSIVE KITCHEN/DINER AND 3 BEDROOMS INCLUDING A PRINCIPAL SUITE WITH ENSUITE WC AND DRESSING ROOM.



There is a ground floor bathroom and an additional third bedroom. At the rear of the property there is an extremely impressive kitchen/diner built to a high luxury finish with two sets of patio doors giving access and views towards the wonderful gardens. To the first floor there is a principal bedroom suite with WC and useful dressing room.

OUTSIDE

To the front of the house there is a gravel driveway providing off road parking and a useful workshop. There are well tended front lawns with attractive shrub borders and side access via an enclosed courtyard area, a lovely space for relaxing outside and offering good privacy. Short steps lead up to the main rear garden all in stunning condition with beautifully kept lawns well established and colourful shrub borders.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected except gas

Local Authority: West Berkshire Council - 01635 551111

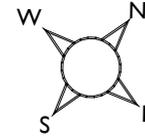
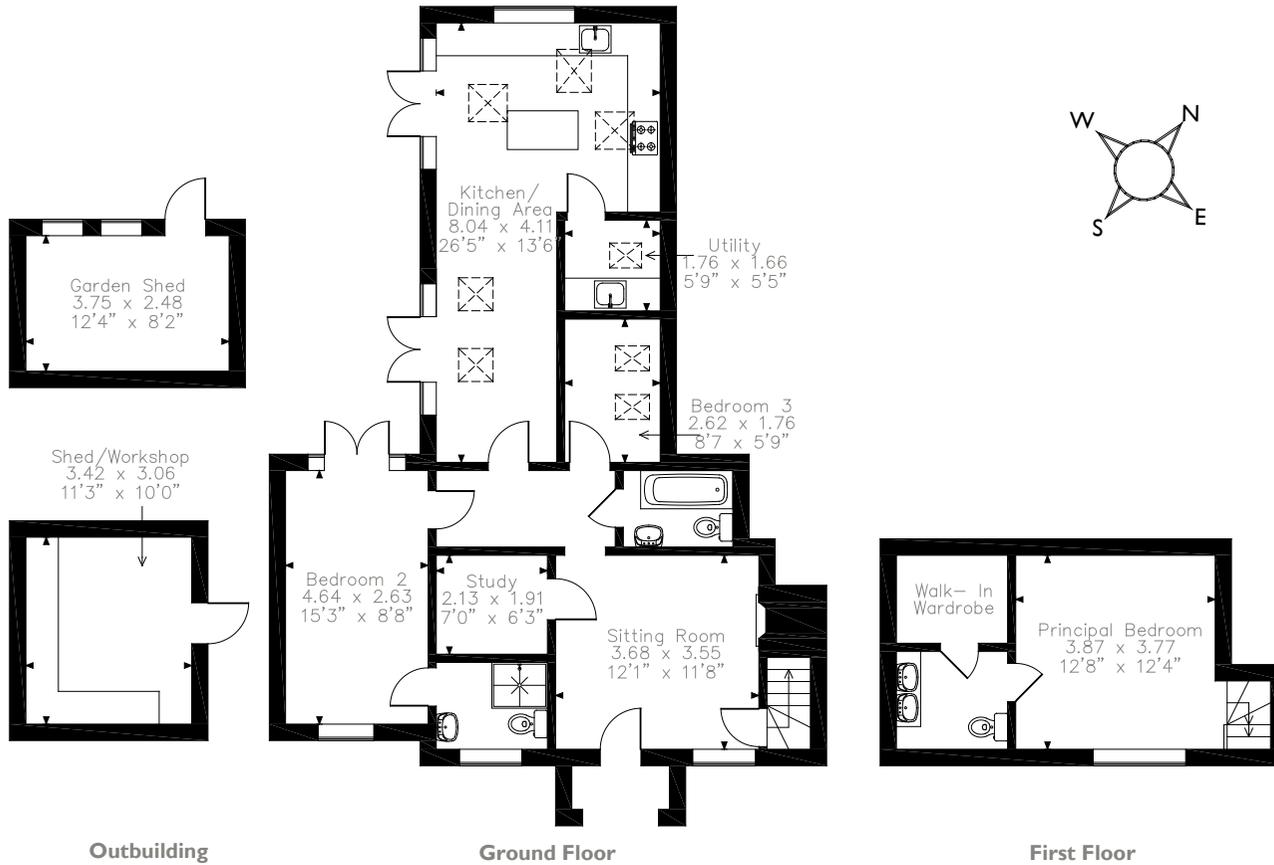
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 8DA



1 Woodmansfield, Lambourn Road, Boxford
 Approximate Gross Internal Area
 Main House = 101 Sq M/1087 Sq Ft
 Outbuildings = 19 Sq M/205 Sq Ft
 Total = 120 Sq M/1292 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.

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.