



THE OLD LAUNDRY
£1,600,000

Carter Jonas

THE OLD LAUNDRY 79 GLEBE LANE STOCKCROSS RG20 8LL

- Newbury centre and mainline station with trains to London Paddington 3 miles
- A34 1 mile, M4 (J13) 4.6 miles

Entrance hall · sitting room · dining room · kitchen/family room · utility · cloakroom · study · 2 ground floor bedrooms · bathroom · 2 first floor bedrooms both with en suites · indoor swimming pool · detached cottage with sitting room, kitchen, bedroom with en suite, second bedroom, additional bathroom · long drive with electric gates · lovely established garden which has been landscaped with outside lighting · garden gazebo for outdoor entertaining · ample private parking with electric charging point · 60kwh battery system linked to solar panels, ask the agents for details · lovely village location yet within easy access to road and rail networks · Energy Ratings B and D

DESCRIPTION

This is a very interesting and individual property which provides extensive accommodation. There is the main house, with newly constructed indoor swimming pool, and a separate annex called The Coach House, which provides further accommodation which could be let commercially or used as a home office, or overspill accommodation from the main dwelling. Both buildings are situated in an attractive and level garden at the end of a private and gated drive. The main house, which was originally the laundry building for the local Estate, has retained a great deal of its original and charming character yet offers modern day living, with the whole building presented to a high standard throughout. On the ground floor there is an impressive vaulted sitting room which is double aspect with doors open to the terrace and garden and fitted with a wood burning stove. The kitchen/family room is the hub of the house and is a lovely room which is very light and airy with bi-fold doors to one end opening out to the garden.

AN EXTREMELY INDIVIDUAL, AND VERY ATTRACTIVE, DETACHED COUNTRY HOUSE WITH A WONDERFUL INDOOR SWIMMING POOL TOGETHER WITH A SELF-CONTAINED COTTAGE, SITUATED IN THE CENTRE OF THIS VERY SOUGHT AFTER VILLAGE.



The kitchen is fitted with a range of contemporary units with granite worktops and the room has a part vaulted ceiling again creating a feeling of space. From the kitchen there is a useful utility and cloakroom and a door leading directly into the adjoining and newly constructed indoor swimming pool. This is an amazing room with the latest swimming pool technology which means that the smell of the chlorine is restricted to the pool area and does not filter into the house. Also the pool is fitted with a retractable safety cover making it very secure for children. Also from the room there are bi-fold doors providing light and access to the garden. The ground floor is completed with a small dining room, a study, guest cloakroom and 2 bedrooms and a bathroom. On the first floor there is a large principal bedroom with a range of built in wardrobes and an open plan en suite, there is a guest bedroom which also has an en suite.

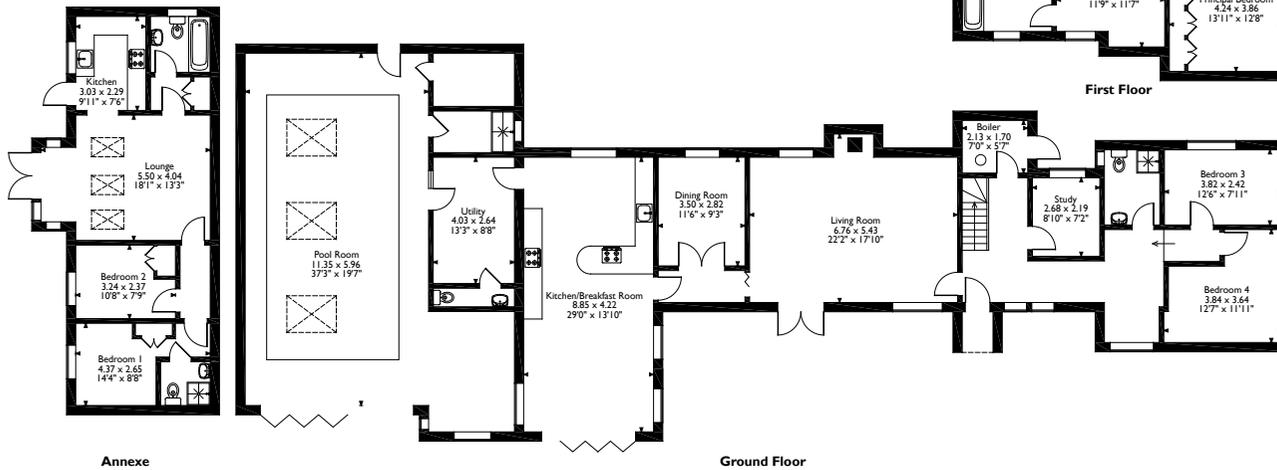
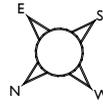
The self-contained annex, called The Coach House is situated across the drive and is a charming detached property offering a central sitting room with vaulted ceiling, underfloor heating and a large wall of glass providing plenty of light. To one side is a well fitted modern kitchen, there is a bedroom with en suite, a second bedroom and a separate bathroom. This annex can be used in a variety of different ways and is ideal for buyers with specific requirements.

OUTSIDE

The property is approached by a long gravel drive with electric gates at one end providing access into a courtyard where there is ample private off road parking for a number of vehicles. The garden has been attractively landscaped with a large central area of lawn, with a raised terrace to one corner providing a very sunny, outdoor entertaining area and the garden is surrounded by a number of mature trees, shrubs and plants. It has been designed with outside lighting which can be controlled so that there are different colours, and a feature is a gazebo which is perfect for entertaining with both seating and dining areas, power and heaters. Within the garden are further storage sheds and it has a lovely open south facing aspect.



79 Stockcross, Newbury, Berkshire
 Approximate Gross Internal Area
 Main House = 299 Sq M/3218 Sq Ft
 Annexe = 58 Sq M/624 Sq Ft
 Total = 357 Sq M/3842 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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