



**TORVAN**  
Offers in excess of £598,000

**Carter Jonas**



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## **TORVAN WINTERBOURNE ROAD BOXFORD RG20 8DR**

– Newbury town and mainline station 5 miles  
– M4 (J13) 6 miles

Porch · entrance hall · large sitting room open to dining room · kitchen with good size utility · study · cloakroom · ground floor bedroom and en suite bathroom · spacious landing · 3 large first floor bedrooms all with storage · family bathroom · drive · double garage · enclosed private rear garden · Energy Rating F

### **SITUATION**

Torvan 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**

Torvan is a very light and spacious chalet style home offering flexible accommodation. The property has been well maintained and is available chain free. The accommodation briefly comprises a large L-shaped sitting room with adjacent dining room that has a door through to the kitchen and utility room. There is a WC cloakroom, useful study and ground floor bedroom with en suite bathroom complete with separate shower.

**SITUATED IN THE VERY POPULAR VILLAGE OF BOXFORD, A DETACHED FOUR BEDROOM CHALET STYLE FAMILY HOME WITH A MATURE GARDEN AND AVAILABLE WITH NO ONWARD CHAIN.**



On the first floor there is the principal bedroom with extensive fitted cupboards, two further double bedrooms and family bathroom.

### **OUTSIDE**

To the front of the property there is a double garage with key fob operated electric door. The rear garden is mainly laid to lawn with attractive flower and shrub borders and fully enclosed offering a degree of privacy. There is a patio and an alternative seating area to the rear boundary adjacent to a summer house and garden shed.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

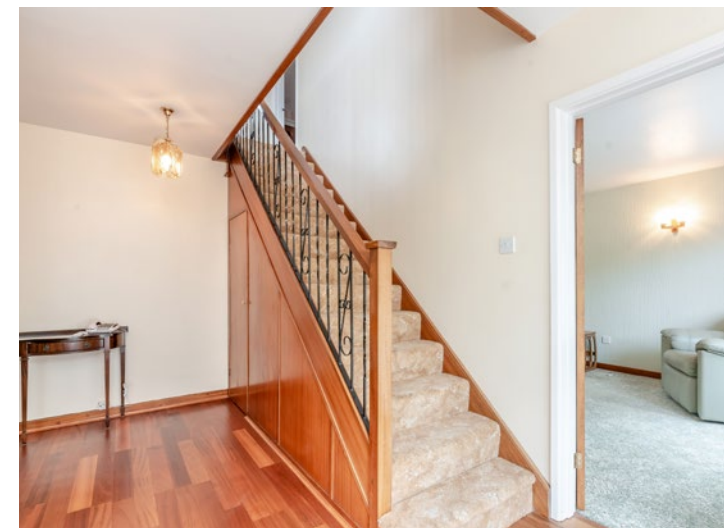
**Services:** Mains water, electricity and drainage, oil fired central heating

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band F

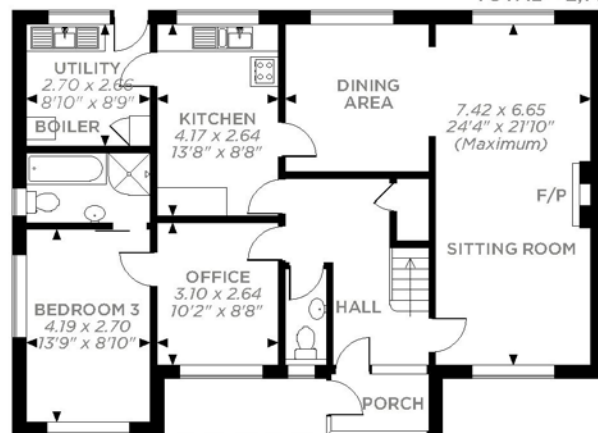
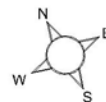
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 8DR





TORVAN, WINTERBOURNE ROAD, BOXFORD, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1,876 SQ FT / 174 SQ M  
 RESTRICTED HEAD HEIGHT (NOT INCLUDED IN MAIN HOUSE GIA) = 7 SQ FT / 1 SQ M  
 GARAGE = 175 SQ FT / 16 SQ M  
 OUTBUILDING = 94 SQ FT / 9 SQ M  
 TOTAL = 2,145 SQ FT / 199 SQ M

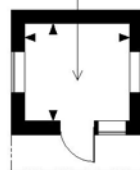


GROUND FLOOR

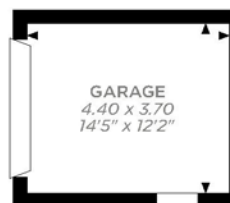
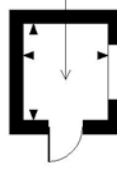


FIRST FLOOR

SUMMER HOUSE  
 2.28 x 2.11  
 7'6" x 6'11"



SHED  
 2.10 x 1.85  
 6'11" x 6'1"



GARAGE  
 4.40 x 3.70  
 14'5" x 12'2"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E		
21-38	F	27   F	
1-20	G		

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