



**CHILDS PIECE**  
£600,000

**Carter Jonas**

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## **CHILDS PIECE CHAPEL ROAD MORTIMER WEST END RG7 3UR**

- Mortimer village centre 1 mile, Mortimer railway station 2.5 miles
- Reading 9 miles, Basingstoke 10 miles, Newbury 13 miles
- M4 (J12) 6.5 miles, M3 (J6) 10 miles
- Fast trains to London Paddington from Reading, Basingstoke and Newbury stations

Porch · inner hall · dining room · kitchen · larder · WC · sitting room · stairs to first floor · family bathroom · 4 bedrooms 3 with fireplaces and wardrobes · level plot surrounded by woodland · garage and workshop · Energy Rating F

### **SITUATION**

Childs Piece is situated in a semi-rural location, surrounded by woodland, and on the outskirts of the sought after village of Mortimer. Mortimer offers an excellent range of local amenities including a mini-supermarket with post office, coffee shop, doctor's surgery, dentist, public houses, restaurants and churches. This is a thriving village with a wide array of activities and clubs. It is also very well situated for excellent commuting to local business centres and central London. Reading, Basingstoke and Newbury are all easily accessible and provide a broader range of facilities. Communications are first class, with the railway station at Mortimer providing connecting services to both Reading and Basingstoke and the M3 and M4 motorways close by. There is a good range of schools, both state and independent close by including excellent primary schools within the village. Independent schools nearby include Crossfields, Danes Hill, Bradfield, Elstree, Cheam and The Abbey.

**AN EXCELLENT OPPORTUNITY TO COMPLETELY REFURBISH AND POTENTIALLY EXTEND THIS HANDSOME DETACHED VICTORIAN HOUSE. THE PROPERTY SITS IN A GENEROUS PLOT OF 0.38 ACRES AND IS LOCATED IN THIS POPULAR RURAL LOCATION JUST OUTSIDE THE VILLAGE OF MORTIMER.**



## DESCRIPTION

Childs Piece is a handsome detached Victorian house now in need of total modernisation. The house still retains some of its original character with period fireplaces and high ceilings and sits quite centrally in its plot. The accommodation briefly comprises an entrance porch leading through to an inner hall with stairs up to the first floor, a dining room, potential kitchen with adjacent larder and WC. There is a substantial sitting room with French doors and is dual aspect. On the first floor, there are 4 bedrooms and a family bathroom.

## OUTSIDE

The property is approached by a five bar gate leading to an area of parking with garage and adjoining store. The total plot measures just over a third of an acre and is primarily laid to lawn and surrounded by a combination of fencing and mature hedging. There is also a useful brick built outbuilding to the rear of the property which offers tremendous scope for improvement and development.

## AGENTS NOTE

To help support a mortgage application the vendor is prepared to install a basic kitchen and bathroom which would be required in order to get a mortgage for the property.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, private drainage

**Local Authority:** Basingstoke & Deane Borough Council

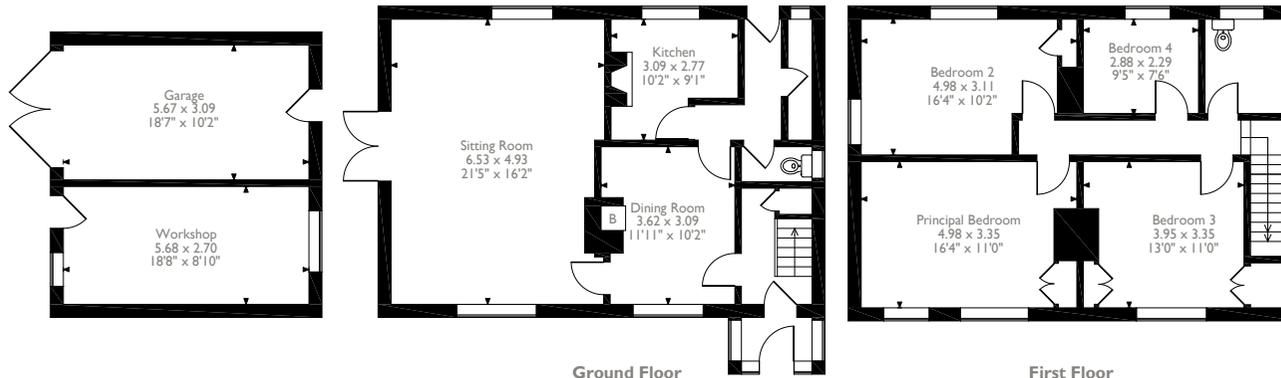
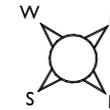
**Council Tax:** Band F

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

**Directions:** Please use post code RG7 3UR



Childs Piece, Chapel Road, Mortimer West End  
 Approximate Gross Internal Area  
 Main House = 131 Sq M/1410 Sq Ft  
 Garage/Outbuilding = 34 Sq M/366 Sq Ft  
 Total = 165 Sq M/1776 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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