



WALLIS COTTAGE

£595,000

Carter Jonas

WALLIS COTTAGE 67 STOCKCROSS NEWBURY RG20 8LL

- Newbury town and mainline station 3 miles
- Good access to the M4 (J13) and A34

Grade II Listed detached cottage · 3 bedrooms · kitchen · living room · study · ground floor bathroom with bath and shower · detached garage · generous gated garden · gravel drive · Energy Rating F

SITUATION

Stockcross is a popular village to the west of Newbury and with good access to the A34 Newbury by-pass which leads north to the M4 and south towards Southampton and Basingstoke. It is close to open countryside on the edge of the Berkshire Downs. The village has a shop/Post Office and The Deanwood Golf Club and The Vineyard hotel and restaurant are located on the edge of the village.

DESCRIPTION

Wallis Cottage is an attractive and characterful detached home offering high quality and spacious accommodation. The cottage offers a useful utility area at its entrance which leads to a modern ground floor bathroom with shower and separate bath. The living room and dining room are a particular feature of the property giving a lovely space with exposed timbers, wood flooring and a brick fireplace with wood burning stove, there is a spacious modern kitchen with built in appliances and beyond the living room there is a useful study, an ideal place for a home office or cosy snug. The property also benefits from 2 separate staircases giving good access and flexibility to the upstairs accommodation. There are 3 comfortable bedrooms and a useful WC off the principal bedroom which also benefits from a built in wardrobes.

A SUPERBLY PRESENTED CHARACTERFUL DETACHED GRADE II LISTED COTTAGE WELL LOCATED IN A LEAFY LANE WITHIN THIS SOUGHT AFTER VILLAGE CLOSE TO THE TOWN OF NEWBURY. THE PROPERTY BENEFITS FROM IMPRESSIVE GARDENS, DETACHED GARAGE AND GENEROUS GRAVEL DRIVE FOR PARKING. AVAILABLE CHAIN FREE.



OUTSIDE

Set back from the lane the property is accessed via a gated drive with security feature, this opens to a generous gravel parking area and well-tended level lawns with high hedging giving good privacy. To the side of the house there is a detached timber garage. The gardens continue around to the rear of the cottage where there is a patio area, additional level lawns and a further rear section of patio and wood shed.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas LPG, electricity and mains drainage and water

Local Authority: West Berkshire Council - 01635 551111

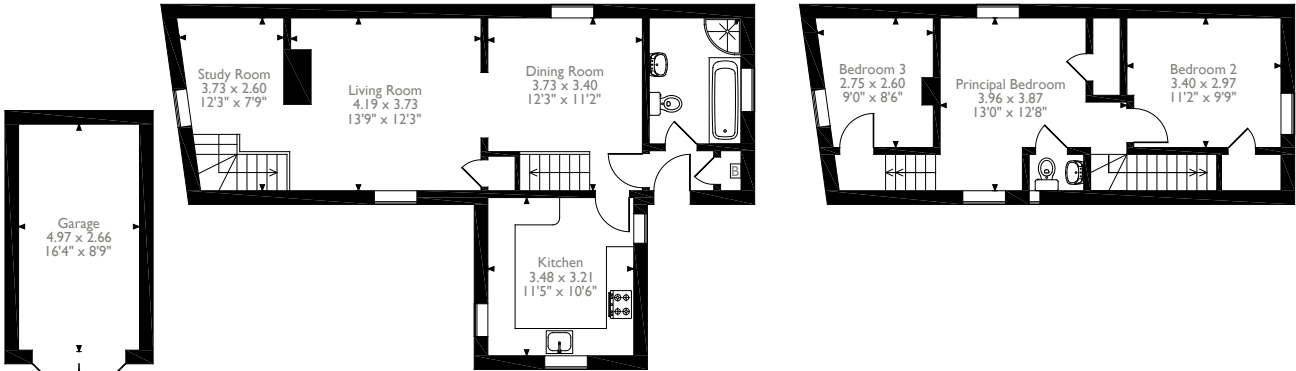
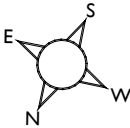
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 8LL



Wallis Cottage, 67 Stockcross, Newbury
 Approximate Gross Internal Area
 Main House = 96 Sq M/1033 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 109 Sq M/1173 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		
55-68	D		60 D
39-54	E		
21-38	F	35 F	
1-20	G		

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