



ELM HOUSE WASH WATER NEWBURY RG20 0LU

- Newbury town and mainline station 3 miles
- M4 (J13) 8 miles
- London Paddington from Newbury about 60 minutes

Reception hall · sitting room · study/family room
· kitchen/dining room · utility room · cloakroom ·
principal and guest bedroom suites both with en suite
shower rooms · 2 further first floor double bedrooms
· family bathroom · additional second floor bedroom
with en suite shower and bedroom 6/study · detached
garage · garden · Energy Rating B

SITUATION

Elm House is located off a small private drive in Wash Water, a popular hamlet located on the southern fringes of Newbury and within catchment of St Barts school. Within Wash Water is the popular Woodpeckers pub and there are some great woodland walks nearby. Newbury itself provides a comprehensive range of leisure, recreational and educational facilities including Newbury Racecourse and The Corn Exchange and Watermill theatres. Commuting is excellent with easy access to the M4 and A34 and close to the mainline station in Newbury.

DESCRIPTION

Built to a high standard by Rivar Homes in 2009, the property has subsequently been improved and extended by the current owners including a new kitchen and bathrooms and an excellent second floor extension. It is one of just three houses built within the grounds of Tentfield, a small country house. On the ground floor, the front door opens to the spacious reception hall from which the stairs rise to the first floor. The dual aspect sitting room has an attractive fireplace and French doors opening to the rear terrace whilst the family room/study overlooks the front drive.

AN EXCELLENT DETACHED FAMILY HOME WHICH HAS BEEN EXTENDED AND IMPROVED BY THE CURRENT OWNERS, LOCATED AT THE END OF A SMALL PRIVATE DRIVE.



The triple aspect kitchen/dining room has been refitted and is now fully fitted with a comprehensive range of units, and also has French doors opening to the rear terrace. There is also a utility room and cloakroom.

On the first floor both the principal and guest bedrooms have en-suite shower rooms. There are two further double bedrooms and a luxuriously refitted family bathroom which includes a sauna. On the second floor there is a further bedroom with en-suite shower room and another study/bedroom 6.

OUTSIDE

To the front the gravel driveway provides parking in front of the detached double garage. This has been converted to provide a gym and storage but could easily revert to garaging. To the rear, the garden has been recently landscaped. It is fully enclosed and enjoys a high degree of privacy and is laid to lawn with extensive terracing and raised flower beds. There is also a lower, sheltered terrace to catch the evening sun, ideal for a firepit or hot-tub.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected, underfloor heating to the ground floor

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 0LU. Approaching Wash Water on the Andover Road from Newbury, turn right at the Woodpecker Pub and then take the first turning on the right after the pub's car park.



Approximate Area = 251.1 sq m / 2703 sq ft
 Gym / Storage = 33.1 sq m / 356 sq ft
 Total = 284.2 sq m / 3059 sq ft (Including Eaves)
 Including Limited Use Area (18.7 sq m / 201 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	85
(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	

IMPORTANT INFORMATION

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