



SHEPHERDS HEATH CHAPEL ROW READING RG7 6PB

- Theale station 6 miles with mainline trains to London
- Reading 12.8 miles with mainline station and the Elizabeth Line
- Newbury 8.7 miles
- M4 (J12) 6.6 miles

Porch · spacious entrance hall with a lift to the first floor as well as stairs · sitting room · kitchen/breakfast room · dining room · large utility room · 2 ground floor bedrooms · ground floor shower room · large first floor landing area with a range of built in cupboards · 21' principal bedroom with large en suite shower room · Swedish style chalet housing the indoor swimming pool with shower and changing area · double garage · in and out drive · a range of outdoor sheds and storage areas · private and very level garden of 0.64 acres · Energy Rating F

SITUATION

Shepherds Heath is situated opposite the open space of the Common in the very sought after village location of Chapel Row. From the house there are fantastic walks over the surrounding common and countryside as well as being within walking distance of a local public house and café. The nearest village is Upper Bucklebury which is a well-regarded village north of Thatcham and to the north east of Newbury. There is an active community here and within the village there is a pub/restaurant, primary school, church with hall and village hall. The village is surrounded by lovely countryside, much of it wooded and in the ownership of the Bucklebury estate.

DESCRIPTION

Shepherds Heath is a very individual detached chalet style property with the bedrooms arranged over both the ground and first floor. The property has been well maintained by the previous owner but is now in need of some modernisation and updating.

SITUATED IN A VERY SOUGHT AFTER LOCATION ON THE COMMON AT CHAPEL ROW AN INDIVIDUAL CHALET STYLE PROPERTY WITH A WONDERFUL LEVEL PLOT OF 0.64 ACRES WITH SCOPE FOR FURTHER DEVELOPMENT IF REQUIRED.



The house sits nicely in the centre of the plot, and therefore there is ample scope for it to be extended and improved subject to the necessary planning permissions. It is now vacant, and is sold with no onward chain, and offers a porch, spacious entrance hall with a lift which leads from the hall straight into the principal bedroom. It offers good reception space with a large sitting room with fireplace, a separate dining room and a good size kitchen/breakfast room with ample space for a table. Leading off the kitchen is a large utility which has a door directly into the double garage. The ground floor is completed by 2 bedrooms, and a shower room. On the first floor there is a spacious landing with an area of built in wardrobes providing a dressing area. There is a large 21' principal bedroom with a large en suite shower room.

OUTSIDE

To one side of the property is a Swedish style chalet which houses a heated swimming pool with electric safety cover, together with a shower room providing a changing area. One of the main features of Shepherds Heath is the attractive and established garden. The property is approached via an in and out drive where there is ample private off road parking, a turning area and access to the double garage. To the rear of property there are 3 storage sheds, one housing the boiler, as well as other timber sheds within the garden. Directly behind the house is a paved terrace for outside dining and entertaining beyond which the garden is all lawned, nicely screened and has a variety of trees, shrubs and plants.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

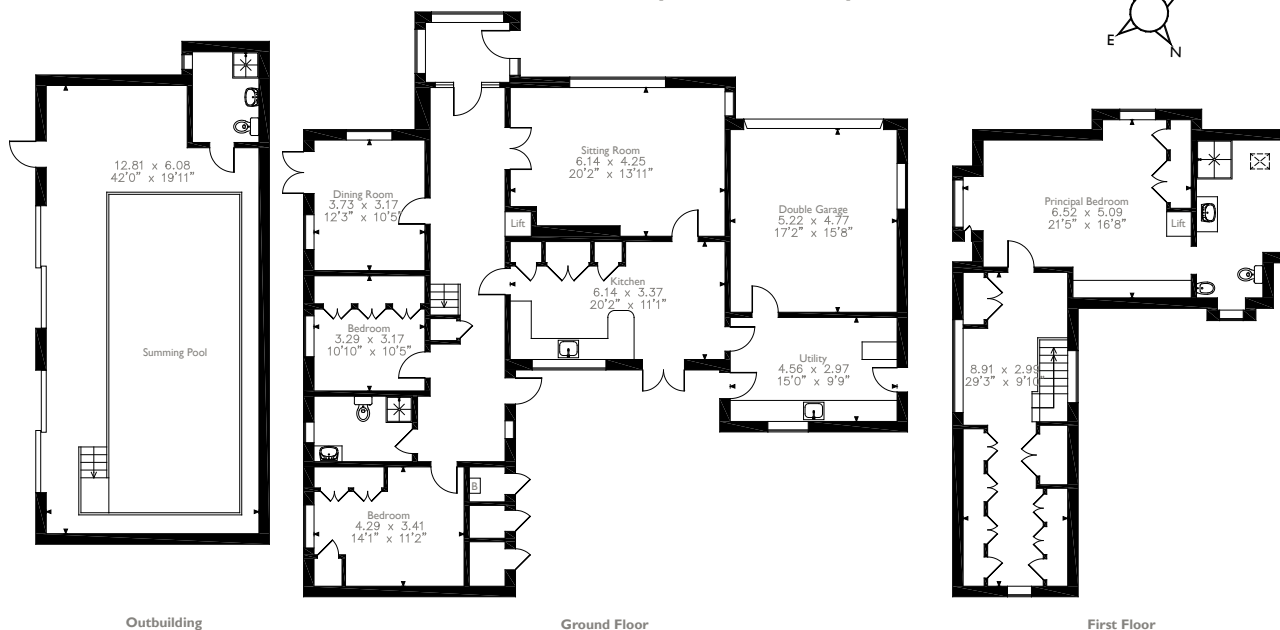
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG7 6PB



Shepherds Heath, Chapel Row, Reading
 Approximate Gross Internal Area
 Main House = 233 Sq M/2508 Sq Ft
 Outbuilding = 80 Sq M/861 Sq Ft
 Total = 313 Sq M/3369 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		
55-68	D		68 D
39-54	E		
21-38	F	30 F	
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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