



**6 SOUTHFIELDS**  
Guide Price £750,000

**Carter Jonas**



## 6 SOUTHFIELDS BOXFORD NEWBURY RG20 8DB

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

Porch · entrance hall · dining room · study · sitting room · kitchen/breakfast room · utility room · conservatory · cloakroom · principal bedroom with en suite bathroom and built in wardrobes · 3 further bedrooms · family bathroom · off street parking · garden · 2 ½ acre of paddocks · field shelter · small stable · open hay barn · Energy Rating E

### SITUATION

6 Southfields is located in the pretty village of Boxford, lying in the Lambourn Valley just 5 miles north-west of Newbury. The village has an excellent newly opened pub (The Boxford), church and village hall with tennis courts and a playpark. Harry Dernham has also recently opened up a new racing yard with two all weather gallops, arenas and other facilities. 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

6 Southfields is an attractive semi-detached family home offering light and spacious accommodation with a good size garden adjoining its own paddocks of around 2½ acres. The property has been significantly improved by the current owners an early viewing is highly recommended. The accommodation briefly consists of a porch leading to

**A VERY RARE OPPORTUNITY TO BUY THIS WELL PRESENTED EXTENDED SEMI-DETACHED COTTAGE IN APPROXIMATELY 2½ ACRES AND LOCATED IN THIS SOUGHT AFTER VILLAGE TO THE NORTH-WEST OF NEWBURY.**



an entrance hall, study, sitting room, living/dining room with French doors to the garden, newly fitted kitchen/breakfast room, utility room, cloakroom and lean-to conservatory. Stairs from the hall lead to the first-floor landing which has a large principal bedroom with open en-suite bathroom, three further bedrooms and a family bathroom. There is also a loft offering ample storage space and potential for conversion subject to the usual consents.

## OUTSIDE

The property offers an attractive frontage with a lawned garden and planted borders and a central driveway with parking for several cars and an electric vehicle charging point. There is a side gate leading to the garden at the rear which has a lawn, decking and a gravelled patio and extends approximately 45' with fencing and planted borders on the boundaries. The rear garden gives access to 2.5 acres of level paddock land dissected by a public footpath with is fully fenced off. There are a variety of trees in two orchards, including mature pear, apple, cherry and plum trees, with younger apple, pear, cherry, apricot, peach and nectarine trees. There is a greenhouse and vegetable patch. The paddocks have a separate tracked vehicle access off the road as well as a double field shelter, small stable and large open hay barn with a level concrete yard. The hay barn has an electrical connection from the house, and the paddocks have a water connection and four water troughs.

The local out-riding is fantastic with local bridleways as well as long distance routes such as the Ridgeway just a 15 minute drive. There are a wide range of equestrian services available locally with both leisure and competition facilities easily accessible.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Electricity, water and mains drainage are connected. Biomass pellet boiler. Renewable Heat Incentive (RHI) payments are available to the buyer from completion, £363.49 per quarter, increased each quarter by the Retail Prices Index (RPI) through to late 2028.

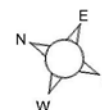
**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band C





6 SOUTHFIELDS, BOXFORD, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1,605 SQ FT / 149 SQ M  
 FIELD SHELTER/GREEN HOUSE/POTTER SHED = 221 SQ FT / 21 SQ M  
 STABLE/BARN/SHED = 567 SQ FT / 53 SQ M  
 TOTAL = 2,393 SQ FT / 222 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	44 E	
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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