



**OLD POST OFFICE**  
Guide Price £595,000

**Carter Jonas**

## **OLD POST OFFICE NEWTOWN RG20 9AP**

- Newbury town and mainline station 2 miles
- A34 2 miles
- M4 (J13) 6 miles
- Basingstoke 15 miles

Sitting room · family room · dining room · kitchen/  
conservatory · utility room · ground floor shower room ·  
3 first floor bedrooms · bathroom · double garage and  
workshop · drive for private parking · garden · Energy  
Rating F

### **SITUATION**

Newtown is a village about 2 miles south of Newbury. In the main, its cottages and houses are scattered throughout Newtown Common, but the Old Post Office is one of a cluster close to the village hall. The common is close to the property and provides wonderful walking and riding. In the adjacent village of Burghclere are a range of facilities including church, public house, popular primary school, and The Clere Senior School. St. Gabriel's girl's school is within walking distance. Other nearby schools include Horris Hill, Cheam and St. Barts. Access to the A34, M4 and M3 trunk roads are all conveniently close to the Old Post Office making it easy to travel to all parts of the country, especially London. There are railway stations in Newbury, Basingstoke and Reading, all with frequent, under the hour services to London (Paddington and Waterloo). Heathrow and Southampton airports are a reasonable driving distance. The shopping in Newbury is excellent but for serious sprees, Winchester, Reading and Basingstoke are less than 20 miles away and Oxford about 30 miles.

**A CHARMING AND VERY INTERESTING DETACHED COTTAGE, THAT WAS FOR MANY YEARS THE POST OFFICE AND SHOP FOR NEWTOWN, SITUATED IN A VERY CONVENIENT LOCATION FOR EASY ACCESS TO NEWBURY TOWN CENTRE AND GOOD ROAD AND RAIL CONNECTIONS. NO ONWARD CHAIN.**



## DESCRIPTION

The Old Post Office has been in the present vendors family for many years and was the post office and shop for the village of Newtown. The cottage has retained a great deal of its original charm and character and also offers scope to be extended should a buyer require further accommodation. It currently offers 3 separate reception rooms, a modern kitchen which extends into a conservatory providing a dining area, a utility room with a back door to the drive and garden and a ground floor shower room. Upstairs, there are 3 double bedrooms and a bathroom.

## OUTSIDE

There is a gravelled drive to one side of the property which offers off-road parking and access to the detached double garage and workshop. The garden extends mainly to one side and contains a variety of mature trees, shrubs and plants. The overall plot measures 0.25 acres.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Please note that it is a requirement of a purchaser to install a new private drainage system at the property. A quote has been obtained for this work and it is available from the selling agent.

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

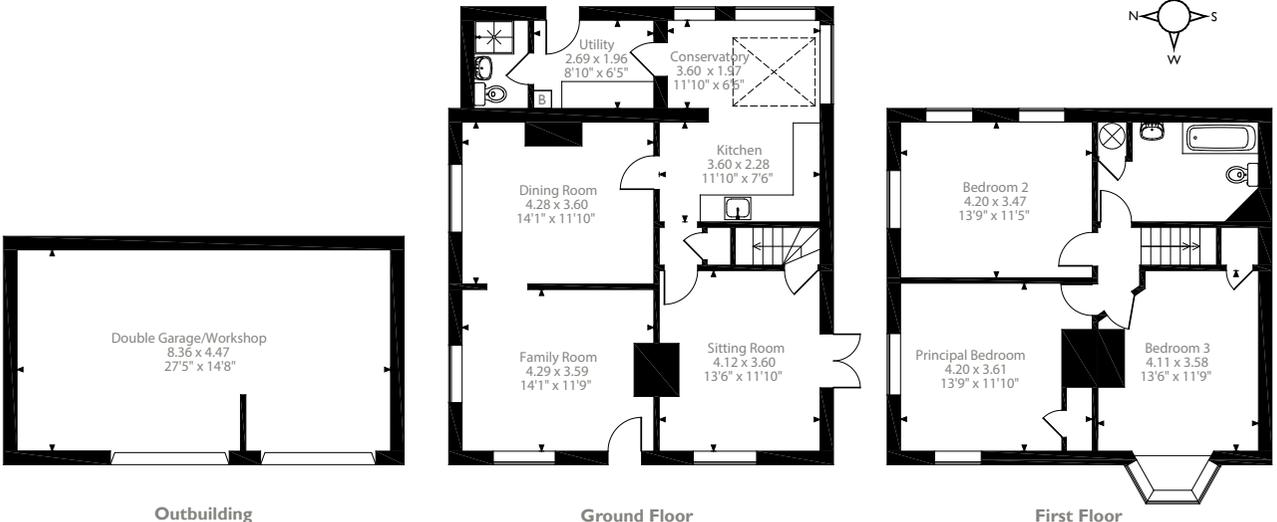
**Council Tax:** Band C

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

**Directions:** Please use post code RG20 9AP



Old Post Office, Newtown, Newbury, Berkshire  
 Approximate Gross Internal Area  
 Main House = 126 Sq M/1360 Sq Ft  
 Garage/Outbuilding = 33 Sq M/359 Sq Ft  
 Total = 159 Sq M/1719 Sq Ft



**Outbuilding**  
 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		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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