



**3 THE WILLOWS**  
£795,000

**Carter Jonas**

### **3 THE WILLOWS BRIMPTON RG7 4GY**

- Theale mainline train station with trains to London Paddington 8.3 miles
- M4 (Junction 12) 9 miles
- Newbury town and mainline train station 7.4 miles

Porch · spacious entrance hall · dining room · good sized kitchen/breakfast room · south facing sitting room · good sized family room/study · cloakroom · separate utility · main bedroom with en suite shower room · 3 further double bedrooms · family bathroom · built in wardrobes to all bedrooms · private drive · detached double garage · good sized private and south facing rear garden · long view from the front over the surrounding countryside · Energy Rating D

#### **SITUATION**

3 The Willows is situated at the end of a private drive in a peaceful position within the popular village of Brimpton. Brimpton is well placed for communications. The closest M4 access is at Junction 12 (Theale), 9 miles. The closest M3 access is at Basingstoke, about 12 miles across country. For the rail commuter good regular services run into London from Thatcham/Reading (to Paddington) and Basingstoke (to Waterloo). The village has a church and a primary school.

#### **DESCRIPTION**

3 The Willows was constructed by Bewley Homes who are a highly respected local developer who have a reputation for quality properties that are finished to a high specification. The house is constructed with a concrete middle first floor which is unusual and makes the upstairs seem very solid and is excellent for limiting noise between floors. The spacious hallway and landing in this property are an attractive feature, as is the solid American Oak staircase. The loft is of a 'cut' structure which means that it would lend itself to conversion, subject the necessary consents. The kitchen, which has plenty of space for a breakfast table has a range of matching units with granite worktops and

**SITUATED IN A QUIET AND PRIVATE LOCATION IN A PRIVATE ROAD A WELL-DESIGNED FAMILY HOUSE WITH EXCELLENT ROAD AND RAIL LINKS TO NEWBURY, READING, BASINGSTOKE AND CENTRAL LONDON, IN A QUIET VILLAGE AND WITH A SOUTH FACING GARDEN AND A DOUBLE GARAGE. NO ONWARD CHAIN.**



up stands and integrated wash appliances including a 5 ring gas hob, an electric multi function oven, extractor hood, dishwasher and fridge/freezer. There is also a separate utility room. There are 3 reception rooms including a good-sized dining room, family room/study and a south facing sitting room with attractive fireplace, with French doors providing direct access to the south facing garden. Upstairs the bathroom suites are fitted with Villeroy & Boch white sanitaryware and all four bedrooms benefit from built in wardrobes. Other features of the house include a condensing oil-fired boiler, polished chrome finished electrical switches and sockets, and an intruder alarm system.

### **OUTSIDE**

3 The Willows is approached through attractive double gates beyond which is a block paved driveway providing off road parking, and access to the detached brick built double garage which has electrically operated doors and loft storage. The rear garden is an attractive feature as it is very private and secluded and has a south facing aspect. There is a paved terrace directly behind the house beyond which it is all lawned.

NB - please note that the internal photographs are from June 2018.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity, 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:** From Newbury head east on the A4 passing through Thatcham. Continue along the A4 and turn right into Brimpton Road just past the Coach and Horses public house and continue up the hill into the village. On entering the village take the first left turn opposite the small memorial and then first left again into The Willows. Number 3 will be found towards the end on the left hand side.





TOTAL APPROX. FLOOR AREA 162.3 SQ.M. (1747 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2016

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT

**carterjonas.co.uk**  
 Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.