



HOLLY LODGE
£475,000

Carter Jonas

HOLLY LODGE EAST LANE CHIEVELEY RG20 8UZ

- Newbury 4.7 miles
- Newbury station 5 miles
- M4 (J13) 0.5 miles

Entrance hall · living room with door to garden room · kitchen and rear porch · 3 bedrooms · bathroom · requiring extensive improvement · large outbuilding · brick built shed · driveway · garden · Energy Rating G

SITUATION

Chieveley is an attractive village just 4.7 miles northwest of Newbury town centre within easy access of junction 13 of the M4 motorway and the main A34. There is a village shop, a doctor's surgery and pharmacy, and public house. There is also a thriving private nursery, a primary and junior school and easy access to well respected secondary schools to include The Downs School, Downe House, Bradfield College, Pangbourne College, Brockhurst and Marlston and Elstree.

DESCRIPTION

Holly Lodge is a detached period bungalow, believed to have been built in 1922, and offers an excellent opportunity for a buyer to put their own mark on it in this most sought after village. Internally the property requires extensive updating and refurbishment and allows scope to remodel and potentially extend subject to the relevant permissions. The accommodation briefly comprises 3 double bedrooms, shower room, bathroom, kitchen and a sitting room with fireplace and adjoining garden room.

AVAILABLE CHAIN FREE - A RARE OPPORTUNITY TO PURCHASE THIS LIGHT AND SPACIOUS DETACHED BUNGALOW IN NEED OF EXTENSIVE UPDATING AND SITTING IN A GOOD SIZED PLOT WITHIN THE DOWNS SCHOOL CATCHMENT AND CLOSE TO THE CENTRE OF THIS MOST SOUGHT AFTER VILLAGE.



OUTSIDE

There is a good size garden to the house which predominantly lies to the front and side of the property and there is a drive up to a garage/large outbuilding. This outbuilding offers tremendous scope to be converted to provide a variety of uses. There is also a brick built shed to provide further storage options as well as a WC.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected apart from gas, Flogas fired central heating

Local Authority: West Berkshire Council – 01635 551111

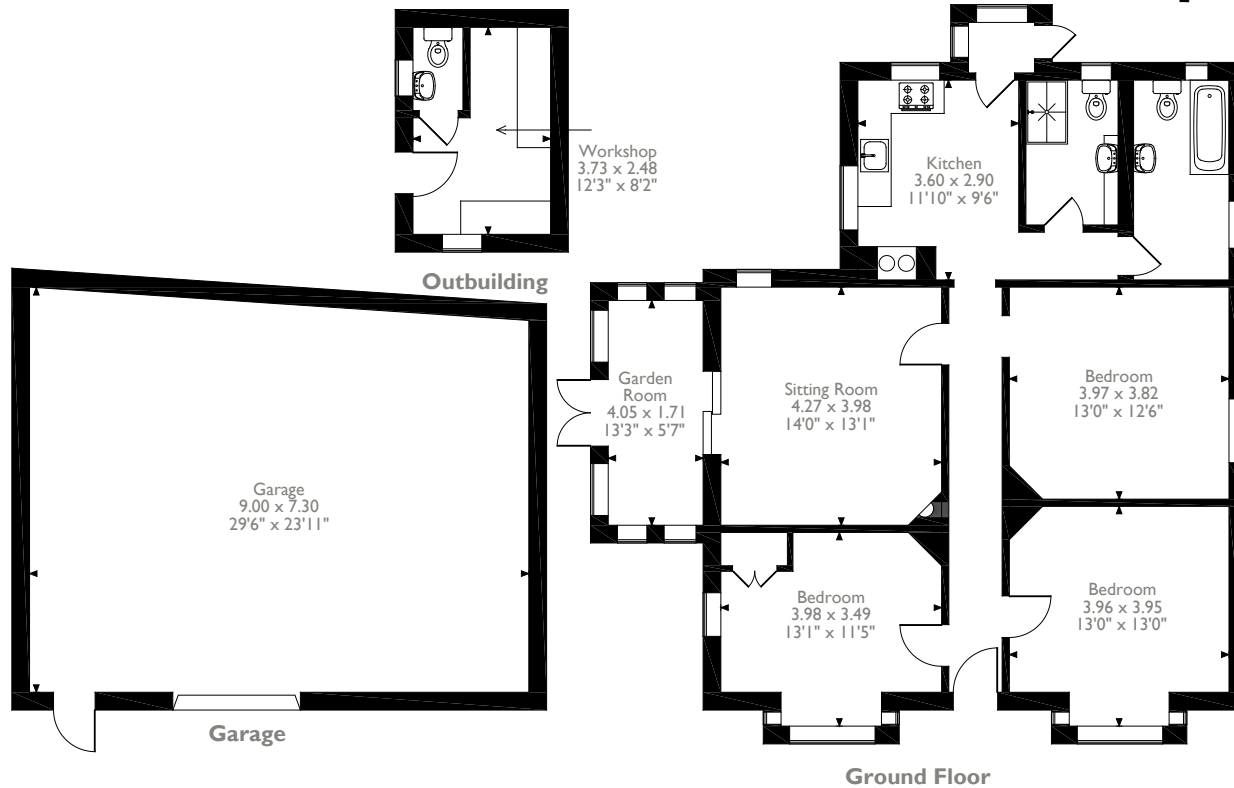
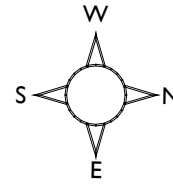
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 8UZ



Holly Lodge, East Lane, Chieveley, Newbury
 Approximate Gross Internal Area
 Main House = 103 Sq M/1109 Sq Ft
 Outbuilding = 9 Sq M/97 Sq Ft
 Garage = 63 Sq M/678 Sq Ft
 Total = 175 Sq M/1884 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		
1-20	G	1 G	

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