



**COURTHILL**  
Green Lane, Chieveley

**Carter Jonas**

# COURTHILL GREEN LANE CHIEVELEY RG20 8XB

- Newbury 4.7 miles
- Newbury Station 5 miles
- M4 (J13) and A34 1 miles

Entrance hall · fabulous kitchen/breakfast/family room · study · utility · cloakroom · potential annex accommodation with sitting room, kitchenette, bedroom and en suite shower room · galleried landing · principal bedroom with en suite bathroom and dressing room · guest bedroom with potential en suite · family bathroom · 2 further bedrooms · garage · air source heat pump · driveway parking · secluded south facing garden · Energy Rating E

## SITUATION

Courthill is located on a no through lane on the outskirts of Chieveley which is an attractive lively village just 4.7 miles northwest of Newbury town centre within easy access of junction 13 of the M4 motorway and the A34. Within the village there is a recreation ground, tennis club, village shop, a doctor's surgery and pharmacy, and nearby public house. There is also a thriving private nursery, a primary and junior school and is within the catchment area for the highly regarded Downs school in Compton.

## DESCRIPTION

Courthill is a truly unique property that has undergone extensive refurbishment, remodelling and enlargement to create this very impressive flexible and spacious family house. The property benefits from a large entrance hall, with utility room and WC off, leading to the most wonderful kitchen/family room with bespoke fitted kitchen, sitting room and dining area complete with concertina doors opening out into the garden. Off this room there is a very useful office with a fitted cupboard and door to the front.

**A STRIKING, UNIQUE AND EXTREMELY SPACIOUS HOUSE SITTING IN PRIVATE GROUNDS AT THE END OF A NO THROUGH LANE AND LIVED IN BY BRITISH PAINTER FRANCIS BACON.**



To the left of the entrance hall there is a potential annex with kitchenette, sitting room and bedroom with en suite shower room. The first floor is accessed by a feature wooden and glass staircase leading to a lovely galleried landing giving access to the bedrooms consisting of a principal bedroom suite with luxury en suite bathroom and dressing room, a guest bedroom with vaulted ceiling and door to the family bathroom. This room has a high quality bathroom suite consisting of a free standing bath, WC, wash hand basin and separate shower cubicle. The accommodation is completed with 2 further bedrooms one of which has a fitted cupboard and French doors onto a west facing balcony.

### OUTSIDE

The property is approached over the lane to a large area of gravel which has ample parking for several vehicles and access to the garage. To the rear there is a large expanse of lawn adjacent to the house which gently tapers down to a variety of mature trees, shrubs and wildlife garden. The garden is a particular feature of the property, being south facing, extremely private and flanked to the west by open farmland.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Air source heat pump

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

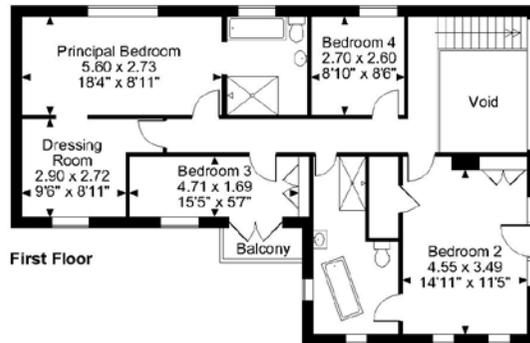
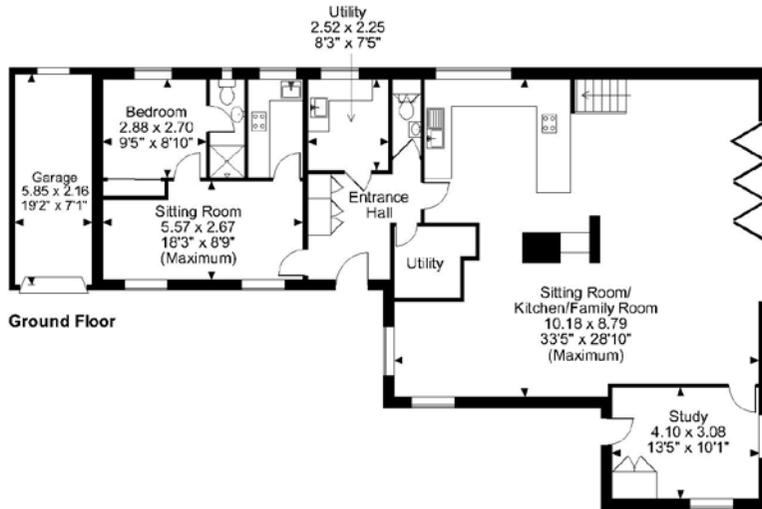
**Council Tax:** Band E

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

**Directions:** Please use post code RG20 8XB



**Courthill, Green Lane, Chieveley, Newbury**  
**Approximate Gross Internal Area**  
**Main House = 2,540 sq ft / 236 sq m**  
**Garage = 136 sq ft / 13 sq m**  
**Total = 2,676 sq ft / 249 sq m**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Offices throughout the UK

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