



MAGPIE COTTAGE
Guide Price £340,000

Carter Jonas

MAGPIE COTTAGE WANTAGE ROAD DONNINGTON NEWBURY RG14 3BA

- Within easy reach of local shops, Newbury town and mainline station
- Excellent access to M4 (J13) and A34

Entrance hall · good size kitchen/breakfast room with breakfast bar · utility room · study with access to the rear garden · sitting room with wood burning stove · dining room · ground floor bathroom with bath and shower · 2 good size bedrooms · double-glazing · driveway and private parking · lovely gardens backing onto fields · Energy Rating E

SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

Magpie Cottage is a spacious detached house with good character features. The entrance hall gives access to a sitting room to the left side which in turn leads to a dining room and staircase to the first floor. To the right side there is a kitchen/breakfast room which leads to a useful study with double doors giving access to outside. There is a ground floor bathroom with bath and shower.

A CHARACTERFUL DETACHED COTTAGE WITH PLEASANT GARDENS OVERLOOKING OPEN FIELDS. THE PROPERTY BENEFITS FROM SPACIOUS ACCOMMODATION AND PRIVATE PARKING AND IS AVAILABLE CHAIN FREE.



Upstairs the feeling of light and space continues with 2 comfortable bedrooms, the main bedroom benefitting from built in wardrobes.

OUTSIDE

To the side of the property there is an area of useful hardstanding parking and at the rear there are pleasant gardens backing onto fields.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected, gas fired central heating

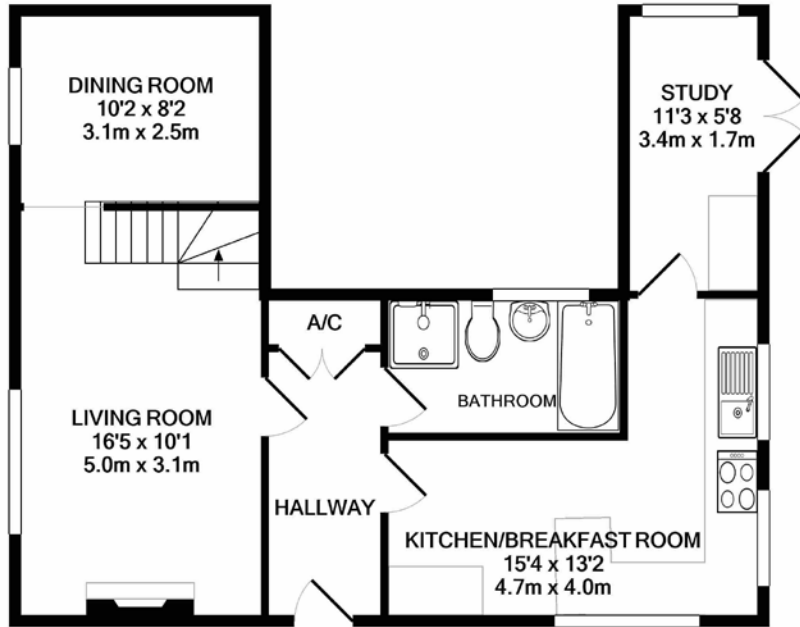
Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band D

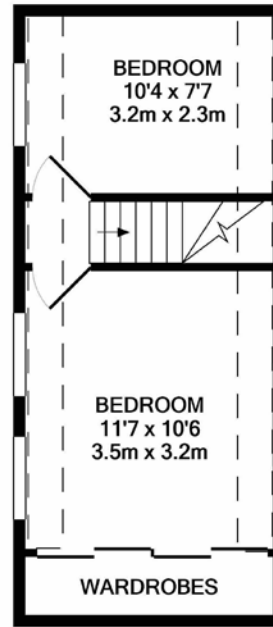
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 3BA





GROUND FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 259 SQ.FT.
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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