



WELLINGTON LODGE
Guide Price £1,250,000

Carter Jonas

WELLINGTON LODGE POTTERY LANE INKPEN RG17 9QA

- Kintbury village and mainline station 2 miles
- Newbury town centre and mainline station with trains to London Paddington 7.5 miles
- Hungerford town and mainline station 4.5 miles

Porch · entrance hall · sitting room · family room · study · cloakroom · utility · kitchen/breakfast room · central landing · principal bedroom with ensuite · 3 further bedrooms · family bathroom · drive and garage · fabulous garden of approximately half an acre · lovely private and peaceful location · Energy Rating E

SITUATION

Wellington Lodge is situated in Pottery Lane, Inkpen. Pottery Lane is a no-through road with a small number of attractive, individual, detached houses and giving immediate access to many lovely walks.

Inkpen is a sought-after village in West Berkshire, situated in an AONB and surrounded by attractive and unspoilt countryside. It is an active village with a church, a pub, a monthly farmer's market, sports facilities and recreation ground. There are good opportunities for riding and walking – to the south of the village is the Wayfarers' Walk passing over Combe Gibbet and Walbury Hill which at just under 1000 ft is the highest point in West Berkshire.

Inkpen is within 2 miles of the village of Kintbury with its local shops and mainline railway station. The market town of Hungerford is within 4.5 miles and Newbury, with its mainline station (Paddington 50 minutes) is within 7.5 miles. Junctions 13 and 14 of the M4 motorway are within 10 and 8 miles respectively.

SITUATED IN A VERY QUIET AND PEACEFUL LOCATION IN THIS HIGHLY SOUGHT AFTER VILLAGE, AN ATTRACTIVE DETACHED FAMILY HOME SURROUNDED BY A WONDERFUL ESTABLISHED GARDEN OF APPROXIMATELY HALF AN ACRE.



DESCRIPTION

Wellington Lodge is a lovely four bedroom detached property thought to have been built in 1850 which has been owned by the same family for almost 20 years. The house is well positioned in the centre of the plot with a garage and parking to the side. Both the front and rear gardens are surrounded by mature hedging and fencing. The rear garden backs onto grazing land.

On entering the property there is a hallway with stairs to the first floor, a double aspect sitting room with French doors and an open fireplace, a second sitting room with a log burner, a study and a spacious kitchen/breakfast room. The ground floor is completed with a cloakroom and utility. Upstairs the bedrooms radiate from a central landing with a window to the rear. The double aspect, principal bedroom has an ensuite bathroom. There are three further bedrooms and a family bathroom.

OUTSIDE

A picket gate provides access from the lane to the front of the house. Parking is in front of the garage and a garden door adjacent to the garage allows access through the back garden to the kitchen. Outside the kitchen entrance is a west facing terraced area.

The garden includes a timber greenhouse, vegetable garden, shed and log store.

The gardens are a particularly lovely feature of Wellington Lodge. Laid out and planted by the vendor, they include a combination of mature shrubs, roses, perennials and bulbs that provide year round interest. The back garden in particular provides an extraordinary degree of peace and privacy. In all, it measures approximately half an acre.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil fired central heating, Gigaclear fibre direct to the house

Local Authority: West Berkshire Council – 01635 551111

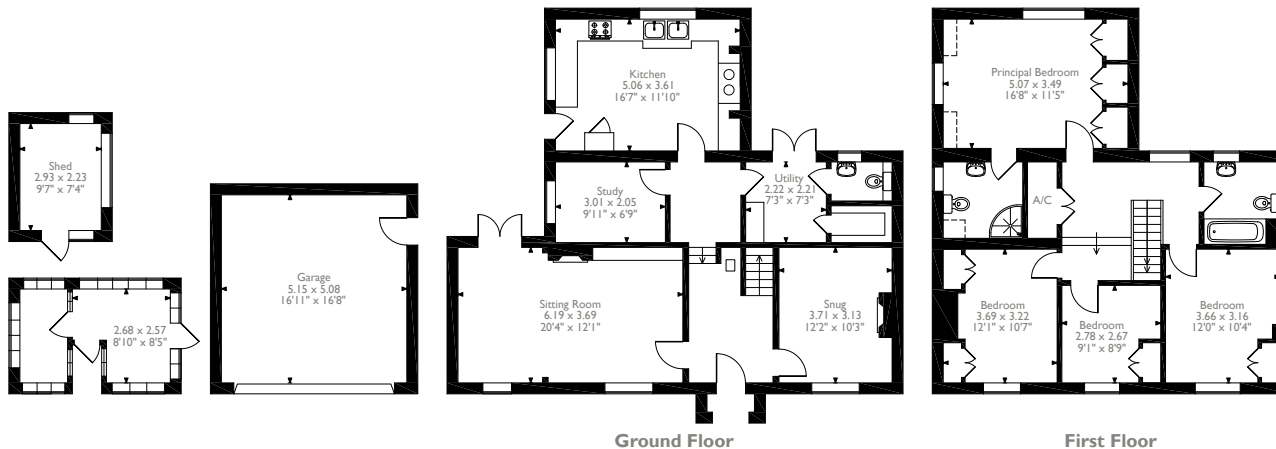
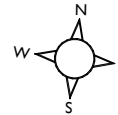
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG17 9QA



Wellington Lodge, Pottery Lane, Inkpen
 Approximate Gross Internal Area
 Main House = 161 Sq M/1733 Sq Ft
 Garage = 26 Sq M/280 Sq Ft
 Outbuildings = 16 Sq M/172 Sq Ft
 Total = 203 Sq M/2185 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		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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