



**WOODPECKER COTTAGE**  
£850,000

**Carter Jonas**



## **WOODPECKER COTTAGE PINCHINGTON LANE GREENHAM RG19 8SR**

- Newbury town centre and mainline station 1.3 miles
- A34 2.6 miles
- M4 (J13) 5.3 miles

Entrance hall · cloakroom · large open plan kitchen/dining room opening into an attractive sunroom with French doors to the garden · triple aspect sitting room with open fireplace · boot room/study · utility · principal bedroom with ensuite shower room · 3 further bedrooms · family bathroom · detached cabin/garden studio that could be used in a variety of different ways · drive · 2 large garden sheds · large established rear garden with a number of shrubs, trees and plants which is south facing and very private and with a pedestrian gate providing direct access onto Greenham Common · Energy Rating C

### **SITUATION**

Woodpecker Cottage is situated on the south-east side of Newbury town centre in a very convenient location, which means that the property is within very easy access and also walkable to the town centre facilities and main mainline railway station together with having direct access onto Greenham Common. Greenham Common is a vast open public space which is perfect for a range of recreational purposes. 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).

**AN ATTRACTIVE AND INDIVIDUAL FAMILY HOME, SITUATED IN A UNIQUE LOCATION BEING WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND MAINLINE RAILWAY STATION YET HAVING DIRECT ACCESS TO THE VAST OPEN SPACE OF GREENHAM COMMON.**





## DESCRIPTION

Woodpecker Cottage was built by local and highly respected firm called Rivar. It is an individually designed house and offers a spacious entrance hall, sitting room and a family sized open plan kitchen/dining room, which opens into a very light garden room with windows on three sides and French doors leading out to the garden. The ground floor accommodation is completed by a separate utility and a boot room/study. Upstairs there is a landing from which there is the principal bedroom with built-in wardrobes and an ensuite shower room, 3 further bedrooms, two with a range of built in wardrobes and a family bathroom.

Situated to one side of the house is a charming, timber cabin/garden studio which could be used in a variety of different ways as a home office, a children's playroom or for ancillary accommodation.

## OUTSIDE

Woodpecker Cottage is approached via a gravel drive providing off road parking with access to the rear garden, which has a very sunny aspect and is mainly laid to lawn, with 2 large garden sheds, a covered storage area, raised vegetable beds, patio with pergola and a variety of trees shrubs and plants. In the rear boundary there is a gate which provides pedestrian access directly onto Greenham Common.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, gas fired central heating

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

**Council Tax:** Band F

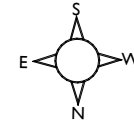
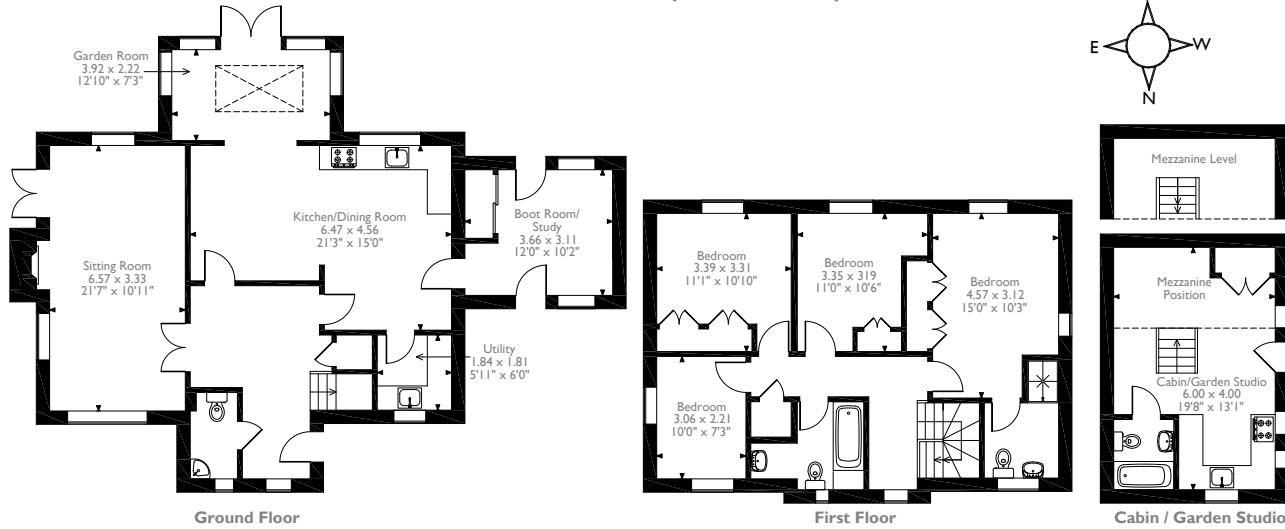
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG19 8SR





Woodpecker Cottage, Pinchington Lane, Greenham  
 Approximate Gross Internal Area  
 Main Houe = 158 Sq M/1700 Sq Ft  
 Cabin/Garden Studio = 32 Sq M/344 Sq Ft  
 Total = 190 Sq M/2044 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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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