



**THE CLEFFON**  
£375,000

**Carter Jonas**



## THE CLEFFON BROAD LANE UPPER BUCKLEBURY RG7 6QJ

- Thatcham town and mainline station 3 miles
- M4 (J13) and A34 4 miles

Detached house with a substantial plot · living room · kitchen · dining room · 2 bedrooms · detached garage · lovely gated gardens measuring 0.18 of an acre · available chain free · Energy Rating G

### SITUATION

Upper Bucklebury is a well-regarded village about 1.7 miles north of Thatcham and north east of Newbury. There is an active community here and within the village there is a pub/restaurant, primary school, church with hall and village hall. The village is surrounded by lovely countryside, much of it wooded and in the ownership of the Bucklebury estate.

### DESCRIPTION

The Cleffon is an attractive detached house located in a generous plot with large gated gardens and a driveway to the side leading to the rear and garage. The property requires extensive refurbishment and is not currently habitable.

**A DETACHED COTTAGE STYLE HOUSE LOCATED IN LOVELY GARDENS ON A QUIET LEAFY LANE IN THIS SOUGHT AFTER VILLAGE. THE PROPERTY REQUIRES EXTENSIVE REFURBISHMENT. CASH BUYERS PREFERRED, AVAILABLE CHAIN FREE.**





## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electric and drainage, we believe there is no current form of heating in the property

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

**Council Tax:** Band E

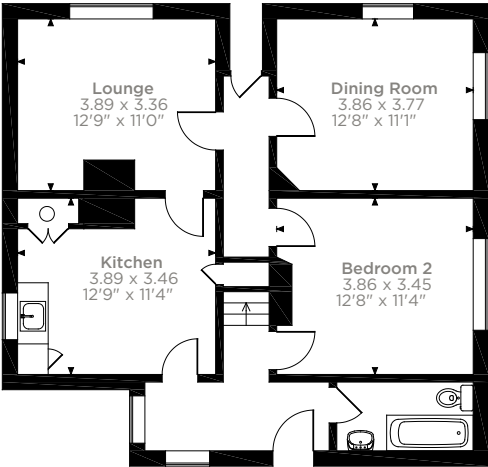
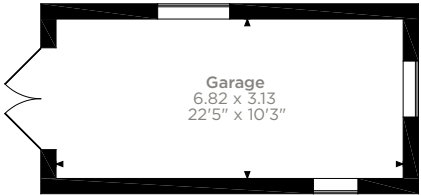
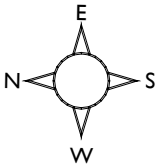
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** From Thatcham proceed through Upper Bucklebury along Broad Lane, at the Memorial Hall on your right take the unnamed track on the left. The Cleffon can be found on the left.

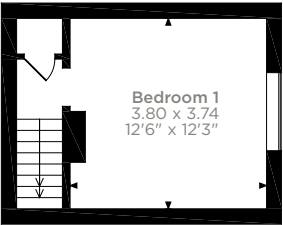




The Cleffon, BroadLane Upper Bucklebury, Reading  
Approximate Gross Internal Area  
Main House = 89 Sq M/958 Sq Ft  
Garage = 21 Sq M/226 Sq Ft  
Total = 110 Sq M/1184 Sq Ft



Ground Floor



First Floor

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		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

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