



**QUINTUS**

Guide Price £1,200,000

**Carter Jonas**



# **QUINTUS MORPHETTS LANE DOWNEND CHIEVELEY NEWBURY RG20 8TN**

- Newbury town centre with trains to London Paddington in less than one hour: 5 miles
- M4 (junction 13): 1.5 miles
- A34: 1.5 miles

Entrance hall with side lobby · cloakroom · large double aspect living room · dining room · family room · study · good size kitchen/breakfast room · utility · impressive studio · landing · principal bedroom with ensuite bathroom · 4 further bedrooms · family bathroom · double integral garage · garden store housing the oil tank · workshop/pottery · greenhouse · sweeping drive offering private parking · wonderful and established very private garden of 1.12 acres · Energy Rating E

## **SITUATION**

Quintus is situated in a private lane on the edge of this very popular village. In a quiet location, surrounded by its tremendous garden, yet is within easy access to the centre of the village. Chieveley is an attractive village just 4.7 miles northwest of Newbury town centre within easy access of junction 13 of the M4 motorway and the main A34. There is a village shop, a doctor's surgery and pharmacy, and public house. There is also a thriving private nursery, a primary and junior school and easy access to well respected secondary schools to include The Downs School, Downe House, Bradfield College, Pangbourne College, Brockhurst and Marlston and Elstree.

## **DESCRIPTION**

Quintus a substantial family house that was constructed by the present clients' father and is for sale for the first time since being built.

**A LOVELY AND SPACIOUS FAMILY HOME WITH A FABULOUS GARDEN OF 1.12 ACRES, SITUATED IN THIS VERY DESIRABLE AND ACTIVE VILLAGE, WITHIN THE DOWNES SCHOOL CATCHMENT, AND WITH EXCELLENT ROAD AND RAIL LINKS TO THE A34, THE M4 MOTORWAY AND CENTRAL LONDON.**





The house provides extensive accommodation, including four reception rooms with a very light and spacious double aspect living room, three further reception rooms and a good size family kitchen. A feature of the house is the very large studio which is a lovely open space, with a high ceiling and windows on all sides, and could be used in a variety of different ways. The ground floor accommodation is completed by an entrance hall with side lobby, a cloakroom and a separate utility.

Upstairs there five bedrooms surrounding a central landing, the principal bedroom has ensuite and there's a family bathroom.

It been a lovely family home for many years and is for sale with no chain, and offers enormous scope to be extended if required, and subject to a buyers own tastes and requirements.

#### **OUTSIDE**

The garden at Quintus is a particular selling feature as it is very level and therefore all usable, extremely private and is surrounded by an abundance of mature trees and shrubs, and measures approximately 1.12 acres. On entering the property, there is a sweeping tarmac drive which provides access to the double integral garage, a turning area and plenty of private parking. To the front of the house is a wide lawn, with mature trees and shrubs, with a side gate leading to a courtyard area where there is a garden store which houses the oil tank, together with a useful workshop/pottery building with an attached greenhouse. Behind the house, there is a wide paved terrace for outside dining beyond which is an expansive lawn which also has an attractive collection of mature trees and shrubs.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

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

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

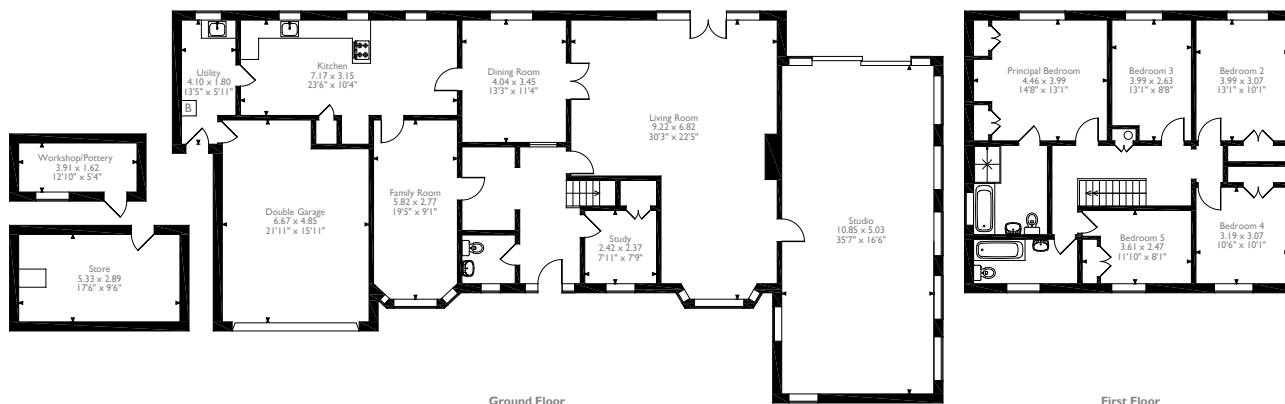
**Council Tax:** Band G

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

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



Quintus, Morphetts Lane, Downend, Chieveley, Newbury  
 Approximate Gross Internal Area  
 Main House = 320 Sq M/3444 Sq Ft  
 Outbuilding = 21 Sq M/226 Sq Ft  
 Total = 341 Sq M/3670 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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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