



## **2 NEW HOUSE FARM COTTAGES**

Guide Price £450,000

**Carter Jonas**

## 2 NEW HOUSE FARM COTTAGES WINTERBOURNE RG20 8AR

- Newbury 3.5 miles
- Newbury station 4.5 miles
- M4 (J13) 3.6 miles

Porch · entrance hall · living room · kitchen · utility room · cloakroom · 3 bedrooms · bathroom · separate WC · side and rear garden · scope to extend · driveway parking · Energy Rating E

### SITUATION

Winterbourne, situated 3.5 miles to the North of Newbury, is a charming small village which centres around the popular Damson Restaurant and the village green. It is well located for easy access to the M4 at junction 13 and 14 as well as the A34 giving easy access to the North and South. The local station provides quick and easy rail links to Reading and London. The nationally renowned Watermill Theatre is just a short drive away as are all the facilities offered by Newbury town centre including a good selection of shops, restaurants, cafes and leisure facilities. The well known Newbury racecourse is situated just south of the town centre. The surrounding countryside is an Area of Outstanding Natural Beauty and is particularly well known for its equestrian, cycling and walking activities. Snelsmore Common is just a short walk away from Winterbourne and the Lambourn Downs are a few miles further north. Winterbourne is well served by both state and private schools for children of all ages and is situated within the catchment area for the oversubscribed Downs School.

**AVAILABLE WITH NO ONWARD CHAIN. AN EXCELLENT OPPORTUNITY TO BUY THIS SEMI DETACHED HOUSE IN NEED OF SOME UPDATING AND SITTING IN A PLOT OF .22 OF AN ACRE WITH FIELDS BEHIND AND THE WINTERBOURNE FLOWING THROUGH THE GARDEN.**



## DESCRIPTION

2 New Farm Cottages is a spacious 3 bedroom semi detached cottage set adjacent to open countryside. The property is now in need of some updating and briefly comprises a large living room with open fireplace, a kitchen with a range of eye and base level units, integral appliances and an adjoining utility room and WC. Stairs to the first floor lead to three good bedrooms and a family bathroom. The property offers great scope to extend subject to the necessary consents.

## OUTSIDE

The property sits on a good size plot with plenty of parking to the front and side. To the rear of the property there is an east facing garden with the Winterbourne flowing through the garden. On the other side of the river there is an extensive amount of land which backs onto the farmland behind.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected. Oil fired central heating.

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

**Council Tax:** Band D

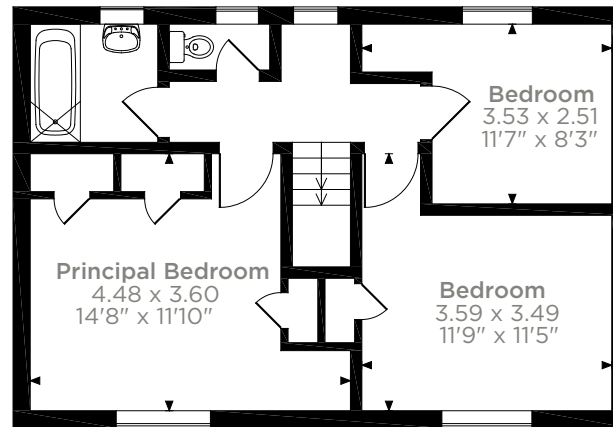
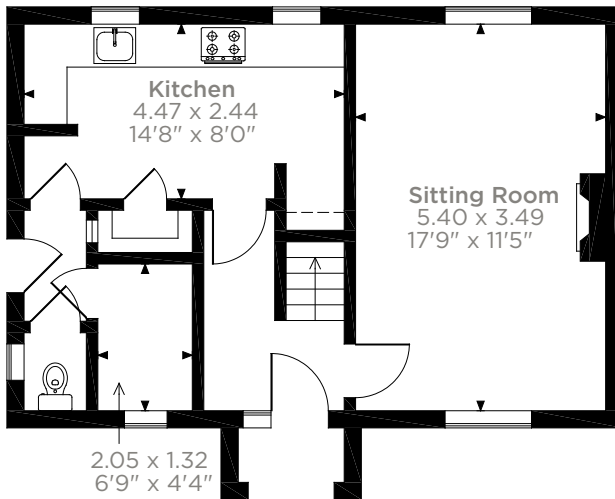
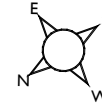
**Viewing:** By prior appointment through the Newbury office 01635 263010

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



## 2 New House Farm Cotts, Winterbourne, Newbury

Approximate Gross Internal Area  
89 Sq M/958 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.

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		