



**NORMANSTAN**

Guide Price £659,950

**Carter Jonas**



## **NORMANSTAN THE THICKET LECKHAMPSTEAD RG20 8QW**

- Newbury town and mainline station 8 miles
- Good access to M4 (J13) and A34

Covered porch · entrance hall · lounge · kitchen/dining room · rear porch · 4 bedrooms, 3 with built in wardrobes · separate WC · bathroom · garage · additional workshop · summerhouse · beautiful gardens of approximately 0.5 acres · lovely views · prime village location · This is a rare opportunity to extend, improve or redevelop subject to the necessary planning consents · Energy Rating E

### **SITUATION**

Leckhampstead village is in a delightful rural setting surrounded by rolling countryside yet it is not remote being 8 miles from Newbury and 8 miles from Wantage. The M4 junction 13 is 5½ miles away and junction 14 is 7 miles. The village of Chaddleworth has a village shop/post office and there is also a primary school at Brightwalton and Great Shefford.

### **DESCRIPTION**

Normanstan is an attractive detached bungalow set in lovely gardens. It should be noted that originally there were two dwellings on the plot but any further development would be subject to planning permission. The accommodation flows well with an entrance hall giving access to all the principal accommodation. There is an extremely spacious living area which opens to a dining area and beyond to the kitchen, this side of the house benefits from lovely views over the gardens and beyond to open countryside. There are 4 comfortable bedrooms, 3 with built in wardrobes, a separate WC and main bathroom. At the back of the property there is a rear porch giving access to outside.

**A SPACIOUS DETACHED BUNGALOW SET IN APPROXIMATELY 0.5 ACRES OF EXTREMELY ATTRACTIVE GARDENS WITH WONDERFUL VIEWS OVER SURROUNDING COUNTRYSIDE. THE PROPERTY BENEFITS FROM SPACIOUS WELL-PRESENTED ACCOMMODATION, GARAGING AND OUTBUILDINGS AND BENEFITS FROM A LOVELY RURAL LOCATION.**





## OUTSIDE

The gardens are a particular feature of the property measuring approximately 0.5 acres. There is a driveway and parking area to the front of the property which continues to the right hand side giving plenty of parking and providing access to the garage and gardens around the bungalow. There is a large area of well-tended garden to the right hand side which borders open countryside and the gardens continue behind the property with a range of mature shrubs, plants and evergreens. This is a rare opportunity to extend, improve or redevelop subject to the necessary planning consents. To the left side of the plot there is a large timber framed workshop.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

**Council Tax:** Band E

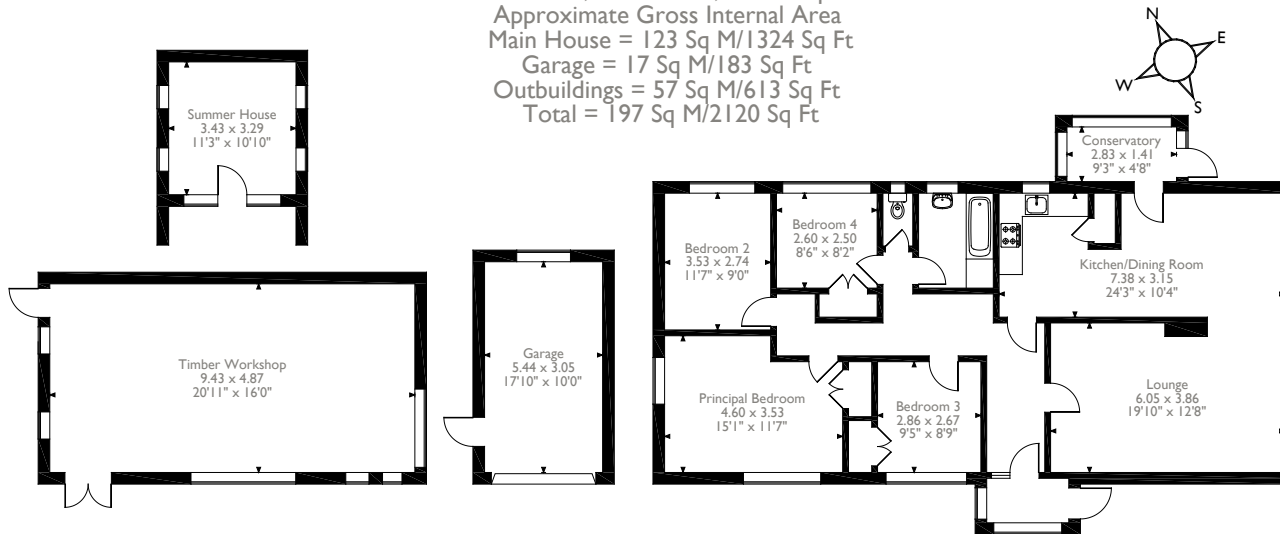
**Viewing:** By prior appointment through the Newbury office 01635 263010

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





Normanstan, TheThicket, Leckhampstead  
 Approximate Gross Internal Area  
 Main House = 123 Sq M/1324 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Outbuildings = 57 Sq M/613 Sq Ft  
 Total = 197 Sq M/2120 Sq Ft



#### Outbuilding

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             |         | 96 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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