



APRIL COTTAGE

Guide Price £450,000

Carter Jonas

APRIL COTTAGE HATCH LANE CHAPEL ROW RG7 6NX

- Theale station 6 miles with mainline trains to London
- Reading 11 miles with mainline station and the Elizabeth Line
- Newbury 7.8 miles
- M4 (J12) 6.6 miles

Porch · entrance hall · sitting room · kitchen · utility room · 3 bedrooms · shower room · requiring extensive improvement · garage · driveway · garden · Energy Rating F

SITUATION

April Cottage is situated down a small country lane not far from the heart of the very sought after location of Chapel Row. From the house there are fantastic walks over the a nearby common and countryside as well as being within walking distance of a local public house and café. The nearest village is Upper Bucklebury which is a well-regarded village north of Thatcham and to the 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

April Cottage is a detached period bungalow and offers an excellent opportunity for a buyer to put their own mark on a it in this most sought after village. Internally the property requires extensive updating and refurbishment and allows scope to remodel and potentially extend subject to the relevant permissions. The accommodation briefly comprises 3 double bedrooms, shower room, kitchen and a sitting room with fireplace.

AVAILABLE CHAIN FREE - A RARE OPPORTUNITY TO PURCHASE THIS LIGHT AND SPACIOUS DETACHED BUNGALOW IN NEED OF EXTENSIVE UPDATING AND SITTING IN OVER 0.25 OF AN ACRE PLOT WITHIN IN THIS MOST SOUGHT AFTER LOCATION.



OUTSIDE

The property is approached via Hatch Lane and has a gateway into a good size drive providing ample parking and access to the separate garage. The rear garden is a particular feature of the property with variety of mature and specimen trees along with numerous shrubs and spring flowers.

ADDITIONAL INFORMATION

Tenure: Freehold

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

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 RG7 6NX



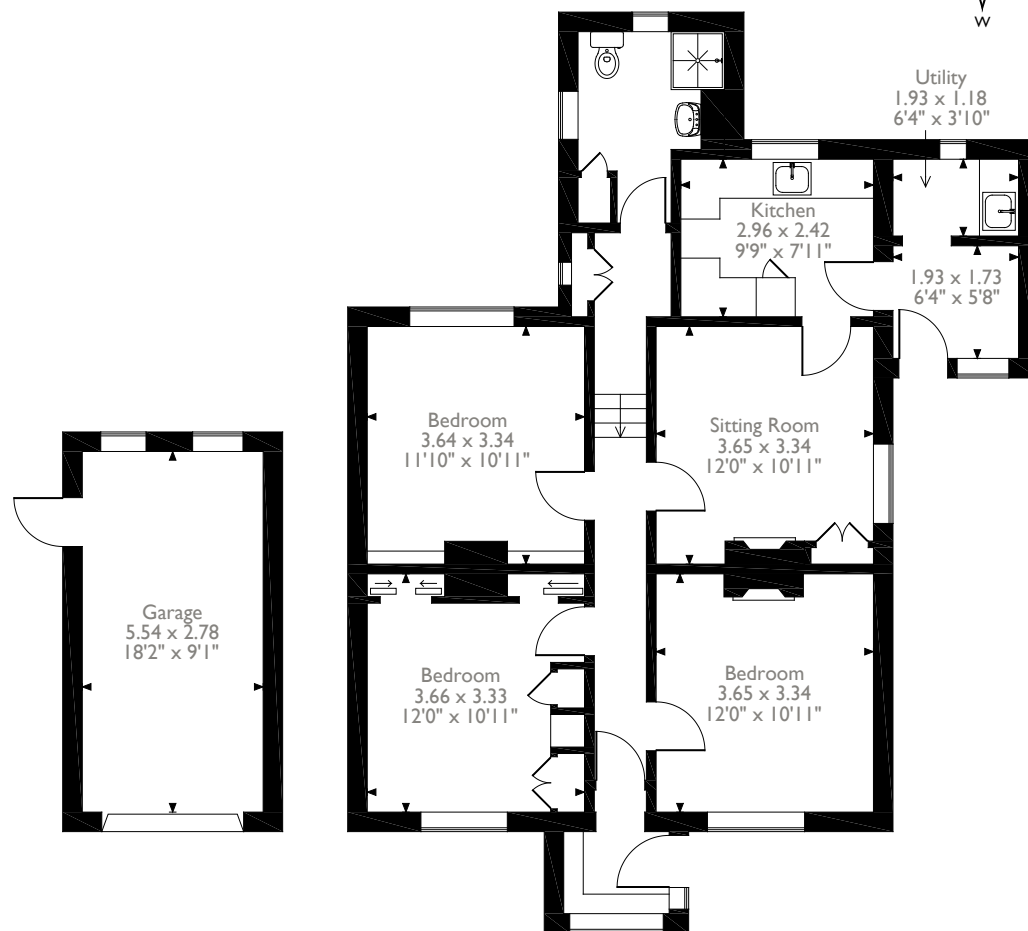
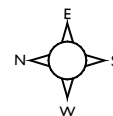
April Cottage, Hatch Lane Chapel Row, Reading

Approximate Gross Internal Area

Main House = 83 Sq M/893 Sq Ft

Garage = 15 Sq M/161 Sq Ft

Total = 98 Sq M/1054 Sq Ft



Ground 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		76 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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