



**WINDY RIDGE**  
£595,000

**Carter Jonas**

## WINDY RIDGE THE GREEN BRIGHTWALTON RG20 7BH

- Newbury town and mainline train station 8.2 miles
- M4 (Junction 13) 6.9 miles
- Didcot mainline train station 26 miles

Entrance hall · large sitting/dining room · modern fitted kitchen · conservatory · 2 ground floor bedrooms · ground floor bathroom and separate cloakroom · principal bedroom on the first floor with dressing room · a further first floor bedroom making a total of 4 bedrooms overall · first floor cloakroom · adjoining garage which has been sub-divided to provide storage and a utility area · plenty of private drive · large garden which is level mainly laid to lawn and backs onto fields · plot measuring 0.12 acres · Energy Rating D

### SITUATION

Brightwalton is one of several hamlets including Leckhampstead and Chaddleworth to the northwest of Newbury and south of Wantage. Chaddleworth has a highly respected nursery school, primary school and public house, and there is a church and primary school in Brightwalton. It is in an Area of Outstanding Natural Beauty with delightful walks and rides. Communications by rail are from Newbury or Didcot (fast service to Paddington). The M4 is approximately 15 minutes away. (Junction 13).

### DESCRIPTION

Windy Ridge is an individual link detached chalet style property which provides deceptively spacious accommodation arranged over two floors. The ground floor offers an entrance hall, a good-sized sitting/dining room which is at the rear of the building with French doors to the garden and stairs to the first-floor floor. Leading from this room is a conservatory with doors to the garden.

**SITUATED IN A SOUGHT-AFTER VILLAGE LOCATION, IN A VERY QUIET POSITION BACKING ONTO FIELDS, AN INDIVIDUAL CHALET STYLE DETACHED PROPERTY PROVIDING FOUR BEDROOMS TOGETHER WITH A LARGE GARDEN.**



The kitchen offers a range of modern units, built-in appliances and a water softener, and the ground floor is completed by two bedrooms both with wardrobes, a family bathroom and a separate cloakroom. The loft has been converted to provide a principal bedroom with dressing room, the fourth bedroom and a separate cloakroom, there is also good under eaves storage. The property is in good order throughout and is being sold with no onward chain.

#### **OUTSIDE**

Windy Ridge is linked to the neighbouring property via a garage which has been converted to provide a storage/work area and a utility room. At the front property there is ample private parking for a number of vehicles and the garden is a particular feature being very level, private and backing onto fields. In total the plot measures 0.12 acres.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

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

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

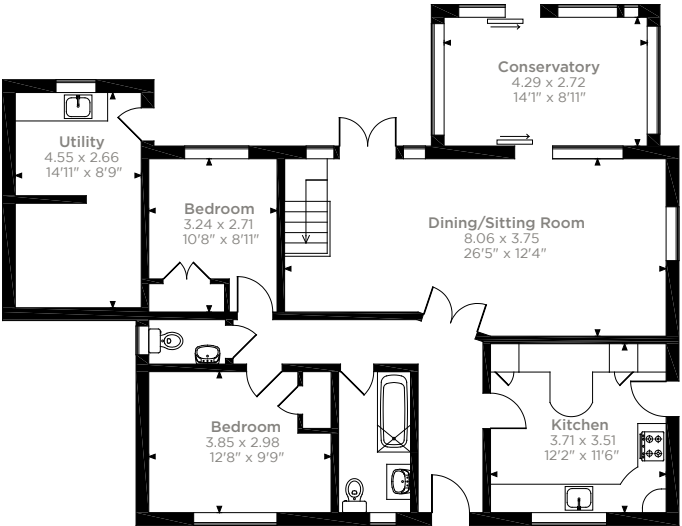
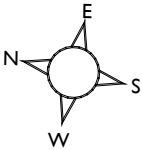
**Council Tax:** Band D

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

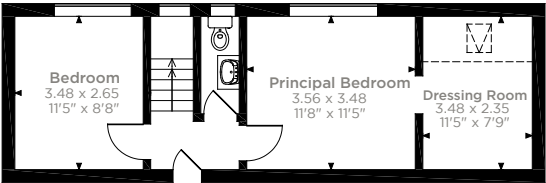
**Directions:** Please use post code RG20 7BH



Windy Ridge, The Green, Newbury  
Approximate Gross Internal Area  
Main House = 128 Sq M/1378 Sq Ft  
Outbuilding = 12 Sq M/129 Sq Ft  
Total = 140 Sq M/1507 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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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