





## **MANNINGS EAST END NEWBURY RG20 0AW**

- Newbury town centre and station with trains to London Paddington 6.5 miles
- Hungerford town centre and station with trains to London Paddington 6.8 miles
- Whitchurch station with trains to London Waterloo 11.8 miles

Entrance hall · sitting room · dining room · small utility and downstairs WC · kitchen · rear porch · landing · 3 bedrooms · box room · upstairs WC · bathroom · outside garden store and summerhouse · large timber barn and area of drive · established garden and a further area of amenity land · area of paddock · extremely quiet and beautiful location · Energy Rating E

### **SITUATION**

Mannings is situated in a very quiet and attractive rural location in this very sought-after area in stunning countryside yet within easy access to local villages and town centres. Also, the property is in a perfect position for a main country home, or somewhere for a second home, as it is very tranquil yet within easy road or rail access to central London. The villages of East End and Ball Hill are close by and both Newbury and Hungerford towns are within a short drive. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

**SITUATED IN A STUNNING LOCATION IN THIS PRIME AREA A DETACHED HOUSE WITH 2.5 ACRES OFFERING A FANTASTIC OPPORTUNITY TO BE EXTENDED, OR REPLACED WITH A NEW DWELLING, SUBJECT TO PLANNING PERMISSION.**



## DESCRIPTION

This is a wonderful opportunity for a buyer to purchase a property in a lovely quiet and private location in this prime area. The property has been let for many years and is being sold with vacant possession and no onward chain. Although it is very habitable, it offers enormous scope to be extended or replaced entirely with a new dwelling, subject to planning permission. Please note the property is just inside the county boundary of Basingstoke and Deane.

## OUTSIDE

The property is approached via double gates beyond which is a large area of drive. To one side the house is surrounded by a large domestic garden which is all grassed and well screened on all boundaries by mature hedges and trees. Behind the house is a brick built garden store together with a timber summer house, plus a rustic area where chickens are currently kept. On the opposite side of the drive is a large detached timber barn with additional storage building behind, and an area of amenity land. Included in the sale is a portion of the adjoining paddock as shown by the sale plan. Please note that the total size of all parts of the plot amount to approximately 2.5 acres.

NB: This sale will be subject to an overage which will become applicable if consent for more than one dwelling was granted permission on the site. Further information from the agent.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, oil heating, private water supply supplied by the Estate and private drainage.

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band F

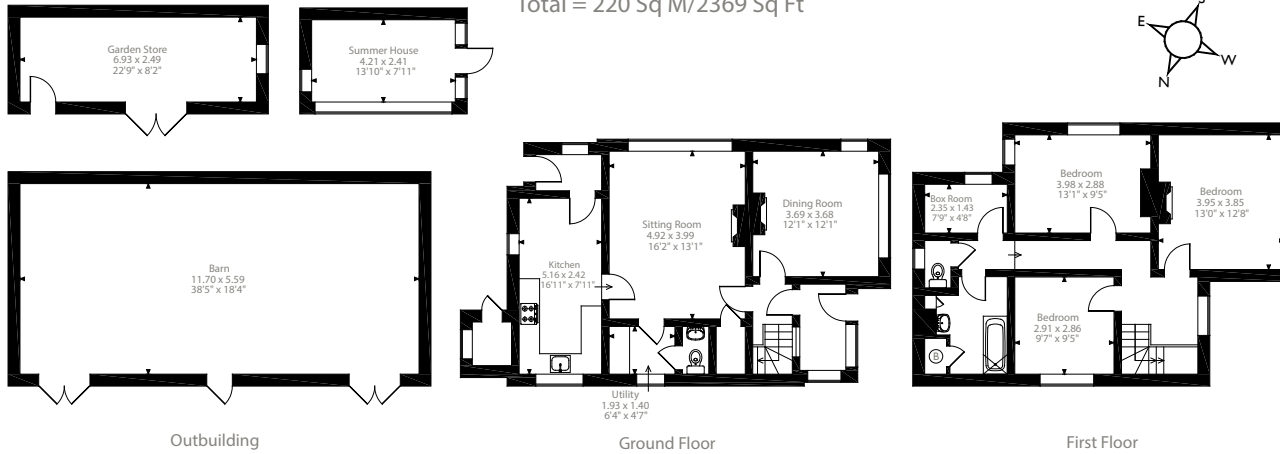
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 0AW





Mannings, East End, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 127 Sq M/1367 Sq Ft  
 Outbuildings = 93 Sq M/1002 Sq Ft  
 Total = 220 Sq M/2369 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		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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