



WOODCOTE

Curridge Road, Curridge, RG18 9DH

Carter Jonas

WOODCOTE, CURRIDGE ROAD, CURRIDGE, RG18 9DH

Newbury and Thatcham town and mainline station 4 miles
Good road links to M4, A34 and A4

Impressive entrance hall with turned staircase • cloakroom with utility area • study • large sitting room • 3rd reception/ gym • luxury fitted kitchen/family room • 6 bedrooms including principal bedroom with dressing room and en suite bathroom • 2 additional bedrooms with en suite facility • impressive family bathroom • large gallery landing • extensive parking • double garage with extra accommodation • beautiful lawned gardens of approx. 0.5 acres with a woodland backdrop • Energy Rating C

SITUATION

Curridge is an attractive hamlet which adjoins the popular village of Hermitage, 4 miles north east of Newbury. There is an active community, good village facilities, and the property is within walking distance of Curridge school and within the catchment of the highly regarded Downs school. The village lies in the folds of beautiful Downland countryside, which provides good walking and riding, and it is within easy reach of a good variety of recreational facilities including golf courses and country parks. It is well placed for travel on all major routes, with access to the A34 and M4 at junction 13, which is 2 ½ miles away at Chieveley.

DESCRIPTION

This extremely impressive family house has been extensively extended, updated and improved by the current owners. All principal accommodation is accessed from a large reception hall with turned staircase to a gallery landing and useful cloakroom with utility area. There is a generous sitting room, a study and additional reception room currently used as a gym. At the back of the property and a particular feature of the house is a beautifully appointed kitchen/ dining and garden room, finished to an extremely high standard by German luxury brand Nobilia, with doors and views over the garden and woodland beyond, a perfect place for the family to gather eat and relax. Upstairs the feeling of luxury and space continues with 4 bedrooms including a principal bedroom with dressing area and en suite and a further 2 ensuite bedrooms.

AN IMPRESSIVE MODERN HOUSE FINISHED TO AN EXTREMELY HIGH STANDARD WITH EXTENSIVE ACCOMMODATION TOTTALLING OVER 3,400 SQ.FT LOCATED IN A WONDERFUL WOODLAND SETTING IN THIS HIGHLY DESIRABLE AREA. BENEFITTING FROM 3 RECEPTION AREAS, UP TO 6 BEDROOMS INCLUDING 3 WITH EN SUITE FACILITIES, EXTENSIVE PARKING, AND USEFUL GARAGE CONVERSION. A STUNNING PROPERTY.



The accommodation is completed by a stunning family bathroom with a freestanding bath. Additional accommodation has been created with a garage conversion, providing extra living space that could accommodate guests, teenagers or a great home office.

OUTSIDE

The property is approached by a gravel driveway, all grounds are beautifully landscaped and well-tended. There is extensive parking and access to the garage store and annexe. The rear garden, approx. 0.5 acres, is a particular feature of the property offering a large stone patio leading from the house to a large level lawn including borders and planting areas with a host of shrubs, trees and evergreens reaching beyond to an attractive woodland backdrop.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electric, water and drainage, 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 postcode RG18 DH



Woodcote, Curridge Road Curridge, Thatcham
 Approximate Gross Internal Area
 Main House = 253 Sq M/2724 Sq Ft
 Annexe = 56 Sq M/603 Sq Ft
 Outbuilding = 10 Sq M/108 Sq Ft
 Total = 319 Sq M/3435 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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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