



**2 CHURCH COTTAGES**

Guide Price £775,000

**Carter Jonas**

## 2 CHURCH COTTAGES EAST WOODHAY RG20 0AL

- Newbury town and station 5 miles - mainline to Paddington 45mins
- Whitchurch station 11 miles - mainline to Waterloo 1 hour
- Good access to A34, M4 (J13) and M3 (J6)

Wonderful oak reception lobby · sitting room with wood burner · study · high quality kitchen/dining room with fire place · utility room · stunning extended rear living/garden room · cloakroom · 2 bedrooms including a principal suite with extensive wardrobes and large walk in shower room · beautifully finished main bathroom with free standing bath · detached oak garage with excellent storage · Double glazed sash windows throughout · Energy Rating D

### SITUATION

The house offers a wonderful location overlooking glorious countryside views to the rear towards the attractive local landmark Walbury Hill and The Wayfarers. East Woodhay is an extremely sought after village situated in a designated Area of Outstanding Natural Beauty and surrounded by open countryside. There are plenty of opportunities for walking and riding over miles of surrounding footpaths and bridleways. The historic market towns of Newbury and Hungerford are close by, both providing an extensive range of shops, restaurants and supermarkets. The area has excellent schools nearby which include the popular St. Martin's school and a range of renowned prep schools including Cheam and Thorngrove. Commuters to London have the choice of trains from Newbury station (Paddington) or Whitchurch station (Waterloo), both offering fast services in less than one hour. There are a number of charming local pubs and restaurants within easy walk/drive.

**AN IMPRESSIVE AND VERY HIGH QUALITY SEMI DETACHED CHARACTER COTTAGE LOCATED IN A PERFECT SPOT IN THIS HIGHLY DESIRABLE AND QUIET VILLAGE TO THE SOUTH-WEST OF NEWBURY. BENEFITING FROM EXTENDED AND SPACIOUS ACCOMMODATION INCLUDING 3 RECEPTION AREAS, 2 DOUBLE BEDROOMS AND DETACHED OAK GARAGE.**



## DESCRIPTION

The property has been extended and much improved by the current owners and now benefits from a high quality, contemporary finish whilst retaining many character features. A beautiful glass and oak reception lobby leads to an inner hall with access to a comfortable sitting room with wood burner to the front aspect, a wide staircase leads to the first floor. A particular feature of the property is the spacious and well finished kitchen/dining room centrally located with extensive storage and high quality appliances with access to a utility area leading to the garden. Adjacent to this is access to an office and cloakroom. Short steps down from the kitchen open to an impressive open living room with exposed brick wall, vaulted ceiling and bifold doors giving access to the garden and lovely views. Upstairs the feeling of light space and quality continue with 2 comfortable bedrooms, both with built in wardrobes and the principal bedroom with a fantastic walk-in shower room. The accommodation is completed by a tranquil main bathroom incorporating a delightful free-standing bath. The property has double glazed sash windows throughout.

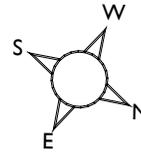
## OUTSIDE

The property is approached via a gated gravel drive which leads to a generous area of parking and a detached oak garage. The rear garden does not disappoint and completes this outstanding property with a quality stone patio leading to level well-tended lawns with pretty shrubbed borders and a decked outdoor dining area. The garden offers peace and privacy and wonderful views of the surrounding countryside all to a south westerly aspect.



2 Church Cottages, EastWoodhay, Newbury, Hampshire

Approximate Gross Internal Area  
 Main House = 140 Sq M/1507 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 153 Sq M/1647 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		95 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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