



## **BERKHAM RIDGE NEWTOWN COMMON RG20 9DA**

- Newbury town and mainline station 3 miles
- M4 (J13) 6.5 miles
- A34 2 miles

Fibre broadband to the property · entrance porch · hallway · cloakroom · sitting room · dining room · study/family room · kitchen/breakfast room with John Lewis units · utility · brick-based conservatory · principal bedroom with separate dressing room and en suite · 3 additional bedrooms · 2 shower rooms · driveway · integral garage · electric charging point · insulated and sound proofed garden room · rear garden overlooking open countryside · swimming pool with extensive patio area and changing room with WC and shower · pond · Energy Rating D

### **SITUATION**

Newtown Common is an attractive scattered village community, lying to the south of Newbury, between Newbury and Burghclere. It is close to an Area of Outstanding Natural Beauty and within easy reach of the renowned Watership Down, providing good walking and riding in beautiful countryside. There is excellent access to the major routes for travel of A34 and M4 and the mainline rail station in Newbury to London (Paddington). Within the village there is a church, military cemetery, village hall and historic 16th Century pub restaurant, The Swan Inn. In nearby Burghclere, there is a public house, village hall, church, cricket club, primary school and the well-regarded Clere School. 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.

**A VERY SPACIOUS AND LIGHT HOUSE, WITH INCOME GENERATING SOLAR PANELS, SWIMMING POOL AND SOUTH FACING REAR GARDEN OVERLOOKING FIELDS WITHIN A TOTAL PLOT OF APPROXIMATELY 1/3 OF AN ACRE.**



## DESCRIPTION

Berkham Ridge is a spacious, light and airy house built in the 1960's and further extended and improved in the subsequent years. The present owner has made considerable improvements to the house regarding the energy efficiency to include an electric car charging point, cavity wall insulation and solar panels which currently generate approximately £2,500 per year. The accommodation has the possibility of providing a self contained annex, comprises a reception hall, sitting room with a stylish stone open fireplace, large dining room, family room/study, and substantial kitchen/breakfast room with a range of eye and base level John Lewis units. Completing the accommodation on the ground floor is a utility room, cloakroom, conservatory, two large ground floor double bedrooms and a shower room. On the first floor there is a fabulous principal bedroom suite with dressing room and full en-suite bathroom, a second double bedroom and shower room.

## OUTSIDE

The property sits well back from the road in its own private grounds of approximately a third of an acre. The property is approached via a tarmac driveway with plenty of parking, access to the garage and side access to the rear garden. The substantial private rear garden, with beautiful views across open fields to the rear, is primarily laid to lawn and also has a large walled patio area with outside lighting adjacent to the house. Within in the garden there is a substantial garden room which is insulated, and sound proofed and could make an excellent home office or party room. At the rear of the garden there is a heated swimming pool, with new liner in October 2022, which has an ample patio area as well as a changing room with WC and shower. There is a koi carp pond with water feature along with a green house, garden shed and further store.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, oil central heating

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

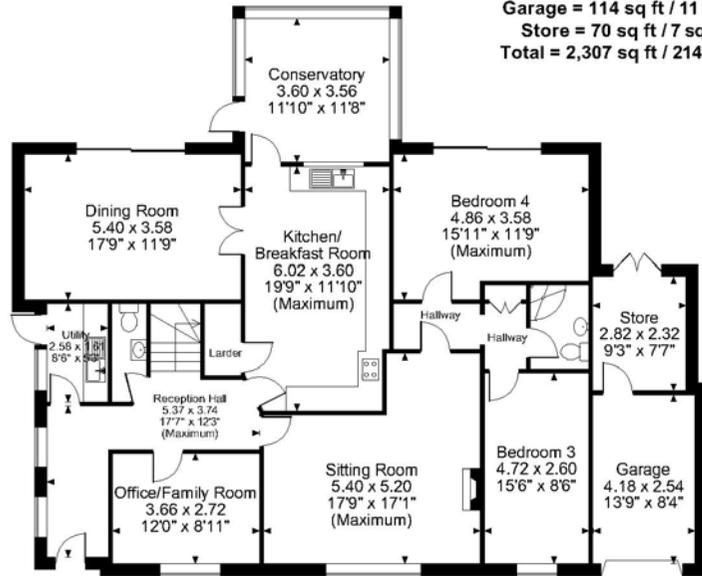
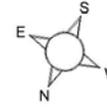
**Council Tax:** Band G

**Viewing:** By appointment with the Newbury office

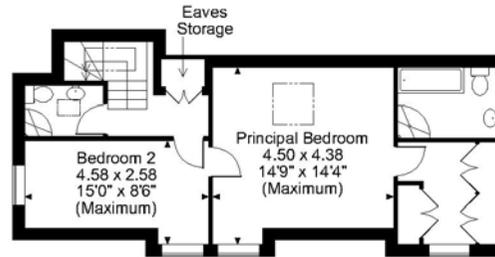
**Directions:** Please use post code RG20 9DA



**Berkham Ridge, Newtown Common, Newbury**  
**Approximate Gross Internal Area**  
**Main House = 2,123 sq ft / 196 sq m**  
**Garage = 114 sq ft / 11 sq m**  
**Store = 70 sq ft / 7 sq m**  
**Total = 2,307 sq ft / 214 sq m**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8536950/SS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

**Newbury Office 01635 263010**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.