



3 HILLFOOT COURT
Guide Price £495,000

Carter Jonas

3 HILLFOOT COURT BEENHAM HILL BEENHAM RG7 5LS

- Reading town centre and mainline station 9.2 miles
- Theale mainline station and M4 (J12) 3.8 miles
- Newbury town centre and mainline station 10.7 miles

Entrance hall · vaulted sitting room with exposed beams and a spiral staircase to a mezzanine · kitchen/ dining room · rear porch · utility room · principal ground floor bedroom with en suite · second ground floor bedroom · ground floor bathroom · first floor bedroom with access to a large attic which is ideal for conversion · courtyard location · large rear garden · double garage situated in a block to the rear of the property · Energy Rating F

SITUATION

Beenham lies to the north-east of Newbury, between Reading and Newbury. Beenham has an active village community with its own public house and a local shop is in the nearby village of Upper Bucklebury. Communications from here are good, easy access to the M4 Junction 12 and mainline rail services from Aldermaston or Theale to London (Paddington).

DESCRIPTION

3 Hillfoot Court is one of three dwellings forming three sides of a courtyard and converted from an original barn. The property has the majority of the accommodation on the ground floor with a mezzanine living area and a bedroom and large attic on the second floor. The property is now in general need of modernisation and offers a unique opportunity for a buyer to refurbish and possibly extend the accommodation to create a family home.

SITUATED IN A VILLAGE LOCATION IN A VERY CONVENIENT POSITION WITH EXCELLENT ROAD AND RAIL ACCESS AN INTERESTING CONVERTED BARN NOW IN NEED OF MODERNISATION. NO ONWARD CHAIN.



OUTSIDE

To the front of the property is a courtyard with the large garden situated to the rear of the property. This is very well established and contains a number of trees shrubs and plants. The entrance drive is shared with the two other properties and extends beyond the property to a parking area where there is a garage block. This property owns one of the three double garages.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

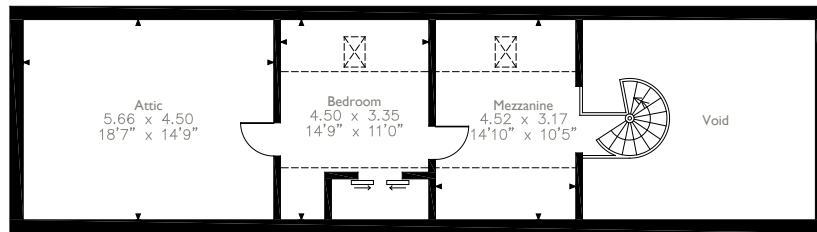
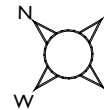
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

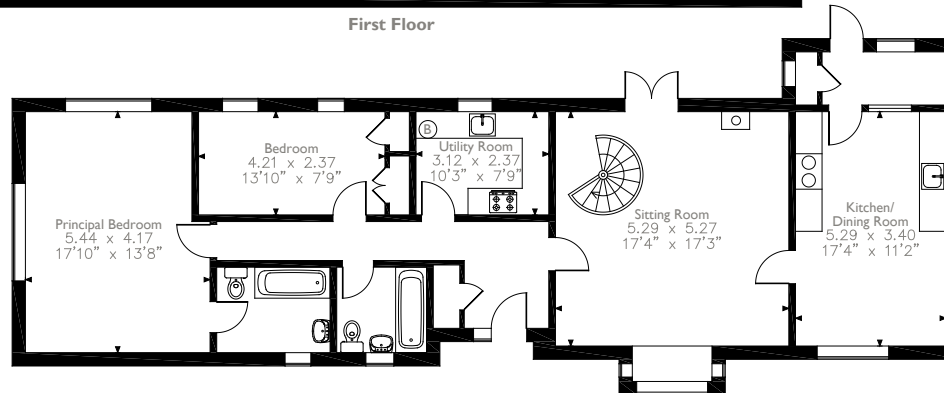
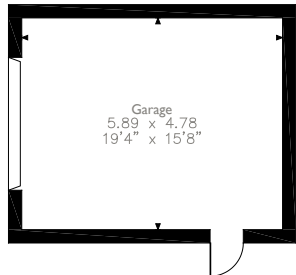
Directions: Please use post code RG7 5LS



3 Hillfoot Court, Beenham Hill Beenham, Reading, Berkshire
 Approximate Gross Internal Area
 Main House = 157 Sq M/1690 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 185 Sq M/1991 Sq Ft



First Floor



Ground 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		76 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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