



6 VICTORIA COTTAGES
Guide Price £700,000

Carter Jonas

6 VICTORIA COTTAGES EAST END NEWBURY RG20 0AB

- Newbury town and station 7 miles - mainline to Paddington 45mins
- Whitchurch station 11 miles - mainline to Waterloo 1 hour
- Good access to A34, M4 (J13) and M3 (J6)

Entrance hall · dining room with fireplace · sitting room with woodburning stove · study · kitchen/breakfast room leading through to the garden room · utility room · cloakroom · 3 bedrooms including a principal suite with wardrobes and door to the family bathroom · off street parking · Energy Rating E

SITUATION

6 Victoria Cottages stands in the heart of East End, one of the most sought after villages in North Hampshire. The village, which has an attractive green, contains a number of pretty, interesting and individual properties ranging from large country houses to smaller cottages. East End, an Area of Outstanding Natural Beauty and conservation area, has kept its charm and traditional feel, with only a very little development over the years. It has a highly regarded infant/primary school (St Martins) and is within easy distance of a number of well respected independent schools. Within the village there is also Malverleys Farm & Dining which provides a shop, bakery, deli and restaurant while in nearby Woolton Hill there is a pub, shop and Post Office. The village is surrounded by beautiful, open countryside which provides fantastic walks up on to Wayfarers Walk and beyond, yet the facilities offered by Newbury, including the main line station are all easily accessible. There are good road links from East End with the A34 and M4 providing convenient access to London and other business centres.

AN IMPRESSIVE 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, 3 DOUBLE BEDROOMS AND SOUTHERLY FACING GARDEN.



DESCRIPTION

6 Victoria Cottages is a particularly attractive 3 bedroom semi detached cottage offering light and spacious accommodation with a southerly facing garden. The property retains many period features including fireplaces and picture rails. The accommodation briefly consists of an entrance hall, dining room with Victorian cast iron fireplace, lovely sitting room with wood burner, study and fabulous kitchen/breakfast room with adjoining garden room with a lantern ceiling and bi-fold doors to the garden. Additionally, on the ground floor there is utility room and adjacent WC. Stairs from the hall lead to the first-floor landing which has 3 double bedrooms. Two of the bedrooms have fitted wardrobes while the third bedroom has an en suite WC and wash hand basin. There is a good size family bathroom with white suite of panel enclosed bath with overhead shower, low level WC and wash hand basin.

OUTSIDE

The property is approached to one side where there is a drive providing off road parking and to the front is a pretty landscaped garden. The rear garden is very private with an open aspect and is primarily laid to lawn and interspersed with a variety of flowerbeds and shrubs. Behind the drive is an enclosed area where there is the oil storage tank and some garden sheds. Adjacent to the house there is a large patio area perfect for alfresco dining.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band D

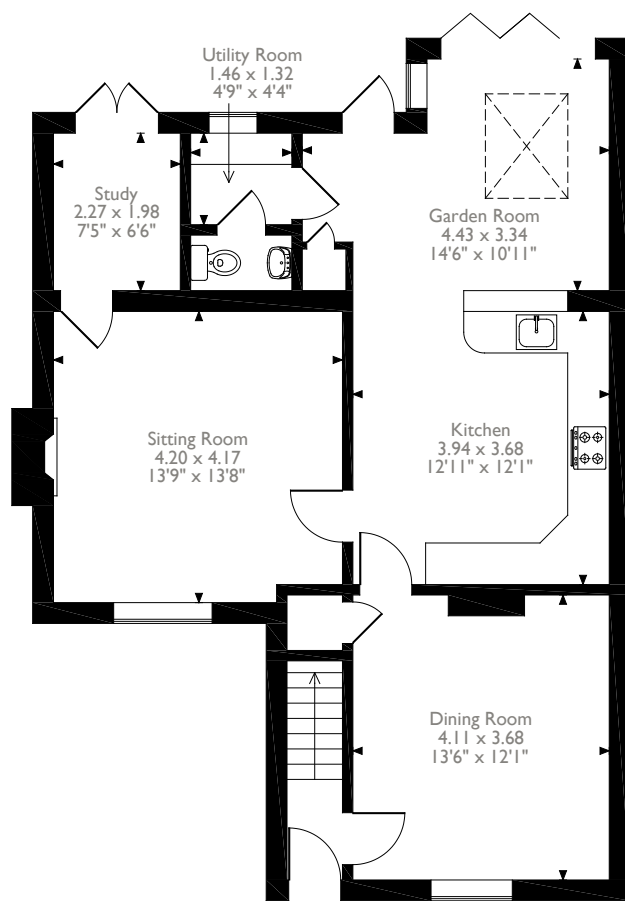
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 0AB

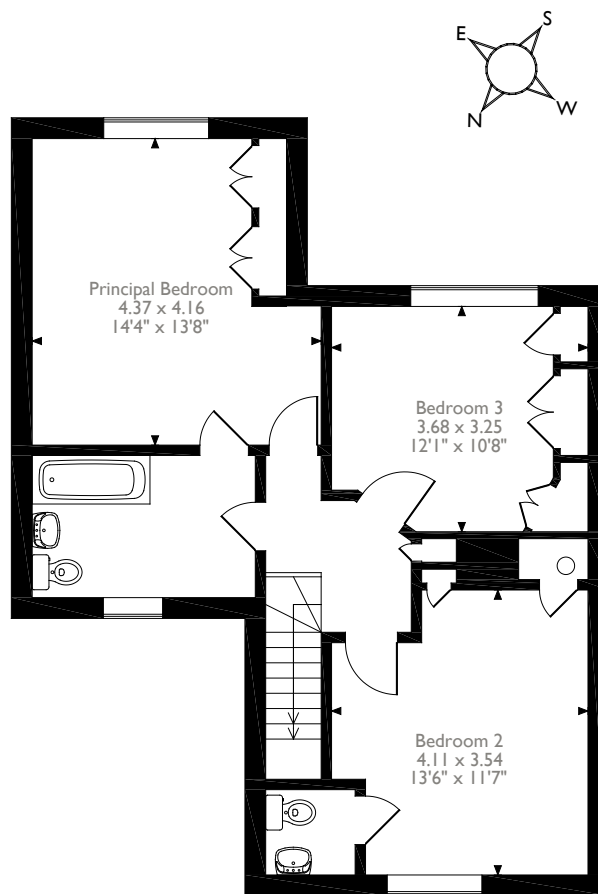


6 Victoria Cottages, East End, Newbury, Hampshire

Approximate Gross Internal Area
137 Sq M/1475 Sq Ft

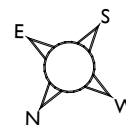


Ground Floor



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		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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