



## MASONS COTTAGE

Guide Price £625,000

Carter Jonas

## MASONS COTTAGE HILL GREEN LECKHAMPSTEAD RG20 8RB

– Newbury town centre and mainline train station to Paddington 7 miles  
– M4 (J13) and A34 5 miles

Entrance hall · dining room · lounge · modern kitchen/ breakfast room · 3 bedrooms · family bathroom with separate shower and bath · store and workshop · large double garage · driveway and parking · large impressive gardens with wonderful views · outbuildings · great rural location set within rolling countryside · good potential to extend · within the catchment for the Downs Secondary School · Energy Rating E

### SITUATION

The Hill Green area of Leckhampstead is in a delightful rural setting surrounded by rolling countryside yet it is not remote being 7 miles from Newbury and 8 miles from Wantage. The M4 junction 13 is 5 miles away and junction 14 is 7 miles. The nearby village of Peasmore has a pub. The Fox and Chaddleworth also nearby has a pub and there is a highly respected primary school in Brightwalton.

### DESCRIPTION

From the entrance hall the accommodation opens to an impressive dining room to the left and a large lounge to the right, both with attractive fireplaces, the lounge having a heatas installed wood burner and the dining room an oil fired stove. Both rooms then open to the rear into a modern and well equipped kitchen with dining space, a wonderful area to gather with doors to the rear gardens. There is also a useful study to the ground floor giving excellent and flexible living accommodation. Upstairs the character and quality continues with 3 comfortable bedrooms all with lovely countryside views and a family bathroom with separate bath and shower.

**A WELL PRESENTED 3 BEDROOM RURAL CHARACTERFUL COTTAGE, WITH GENEROUS PARKING AND BREATHTAKING VIEWS WITHIN EASY REACH OF MAIN ARTERIAL TRANSPORT ROUTES AND MAINLINE TRAIN STATIONS. BENEFITTING FROM SPACIOUS ACCOMMODATION INCLUDING 2 LARGE RECEPTION ROOMS, A MODERN KITCHEN/BREAKFAST AREA AND FANTASTIC GARDENS WITH COUNTRYSIDE VIEWS.**



## OUTSIDE

To the front of the property there is a generous driveway for parking and a very useful large double garage. To the right hand side of the house there is an additional store and workshop with good access which leads through to the rear gardens. The rear gardens are superb, with a large patio from the rear of the house leading to level lawns with a host of plants and shrubs and a good quality wood outbuilding to the right hand side. At the end of the extensive garden is an addition patio area with gazebo a lovely spot to take advantage of the wonderful countryside backdrop over rolling farm land all to a south westerly aspect.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Local Authority:** West Berkshire Council - 01635 551111

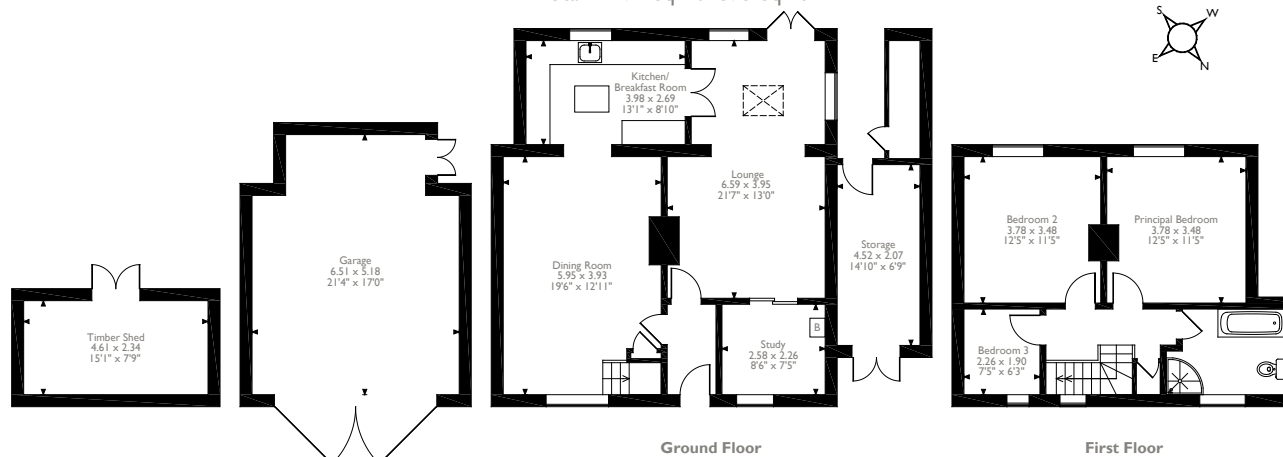
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 8RB



Masons Cottage, Hill Green, Leckhampstead, Newbury  
 Approximate Gross Internal Area  
 Main House = 132 Sq M/1421 Sq Ft  
 Garage = 31 Sq M/334 Sq Ft  
 Outbuilding = 11 Sq M/118 Sq Ft  
 Total = 174 Sq M/1873 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		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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