



OAKFORD

Shop Lane, Leckhampstead, RG20 8QG

Carter Jonas

OAKFORD, SHOP LANE, LECKHAMPSTEAD, RG20 8QG

- Newbury town centre and (mainline to London Paddington) 8 miles
- Wantage 8 miles
- M4 (Junction 13) 5 Miles
- A34 5 miles

Entrance hall · sitting room with open fire and views to the front aspect · dining room · fitted kitchen leading to a useful utility room · separate WC · 4 bedrooms · family bathroom with bath and shower · double glazing · garage · generous gardens · highly sought after village and countryside views · Energy Rating E

SITUATION

Leckhampstead village is in a delightful rural setting surrounded by rolling countryside yet it is not remote being 8 miles from Newbury and 8 miles from Wantage. The M4 junction 13 is 5 miles away and junction 14 is 7 miles. The next village of Chaddleworth still has a village shop/post office and primary school. There is also a primary school at Brightwalton. There are also a number of good independent schools within a short drive. Newbury town centre is within easy access, where there is a range of shopping and entertainment facilities as well as the mainline station with trains to London to Paddington in less than one hour.

DESCRIPTION

Oakford is an attractive detached bungalow offering flexible and good quality accommodation within delightful private gardens giving a pleasant and peaceful setting. There is a comfortable sitting room with and fire place and views to the front aspect which opens to a useful dining area. From here there is access to the kitchen and beyond to a utility room with a rear door to the garden and integral access to the garage.

A SPACIOUS 3/4 BEDROOM DETACHED BUNGALOW SET IN LOVELY PRIVATE GARDENS AND WELL LOCATED IN THIS PEACEFUL AND DESIRABLE VILLAGE. THE PROPERTY BENEFITS FROM GOOD LIVING ACCOMMODATION AND UP TO 4 BEDROOMS, GARAGE AND GENEROUS DRIVEWAY. AVAILABLE CHAIN FREE.



The left side the property has been extended and benefits from 4 bedrooms a cloakroom WC and hallway with rear access to the garden, all giving very flexible and generous accommodation.

OUTSIDE

The gardens and location are a particular feature of the property, a driveway provides plenty of parking and access to the garage. The plot provides a good area of useable front garden enclosed by high hedging. The rear garden offers generous lawns with well tended borders and a patio area leading from the house with rear access to the garage. There is also a good quality timber shed.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains water and electricity, mains drainage

Local Authority: West Berkshire Council - 01635 551111

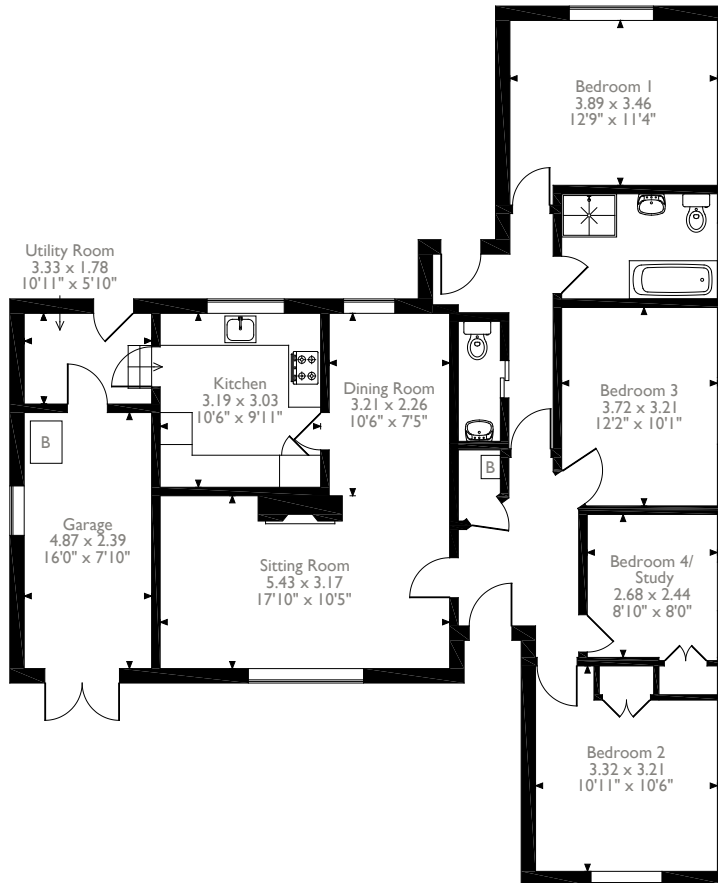
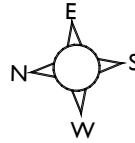
Council Tax: Band E

Viewing: By prior appointment through the Newbury office
01635 263010

Directions: Please use postcode RG20 8QG



Oakford, Shop Lane, Leckhampstead, Newbury
Approximate Gross Internal Area
121 Sq M/1302 Sq Ft



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		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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