



**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 7miles. 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

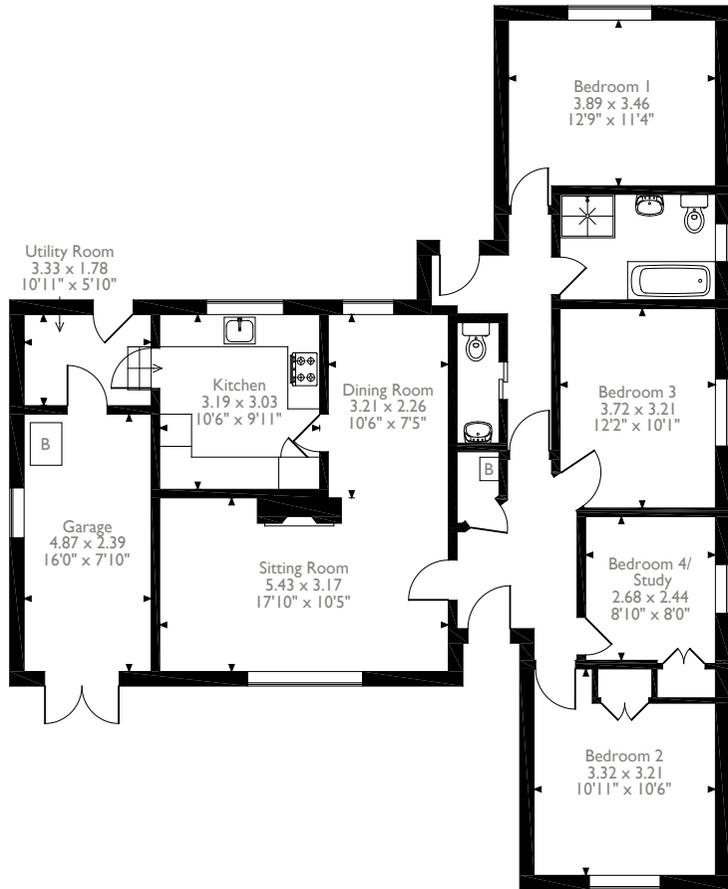
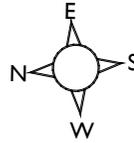
Council Tax: Band E

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](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.