



St. Edward Lodge

Ayres Lane, Burghclere, Newbury, RG20 9HG



Beyond your expectations

4 Bedroom Detached Bungalow In The Popular Village of Burghclere

Entrance Hall | Sitting Room | Kitchen/Dining Room | Utility Room | Master Bedroom
Ensuite With Dressing Room | Three Further Double Bedrooms | Family Bathroom
Downstairs WC | Storage Area



Description

St. Edward Lodge is an individual modern property which was constructed in 2014. It is presented with great style and to a high specification. The property is eco-friendly and we understand has many appealing related features such as rainwater harvesting, heat recovery system and thick wall insulation. On entering the property, the ground floor accommodation comprises an entrance hall, sitting room with French doors on to the rear garden, a sizeable kitchen/breakfast room with neutral country-style units and central island with wood worktops. Both the sitting room and the kitchen/breakfast room are very much the heart of the house, the latter providing sociable/family space with room for a sofa in addition to a good table. The utility room leads off the kitchen. Also on the ground floor are three double bedrooms (one could be utilised as a study) and a family bathroom in addition to a cloakroom. The first floor offers a delightful master bedroom suite encompassing a dressing room, a storage room and shower room.

Outside

St. Edward Lodge is approached via five bar gates for both vehicular and pedestrian access to a gravelled parking area for numerous cars. There is access around both sides of the property to a south-westerly facing rear garden which has two lawned areas, separated by a central pathway and patio area with an additional terrace, ideal for dining.

Situation

The property is located in the heart of the desirable village of Burghclere which has a thriving village community, which hosts a number of recreational activities and offers primary and secondary schools, a church, cricket ground and local pub. There is easy access to the A34, M4 and M3. Newbury offers excellent shopping, its own theatre and cinema, a choice of restaurants and the Kennet and Avon canal runs through the heart of the town.

Directions

From our offices in Newbury proceed in a southerly direction along the A34 and take the Tot Hill exit sign posted to Burghclere. At the T junction turn left into Harts Lane and proceed into the village of Burghclere, passing Church Lane on the right hand side. Proceed along Harts Lane and turn left into Ayres Lane where the entrance to the property will be found a short distance down on the left hand side.

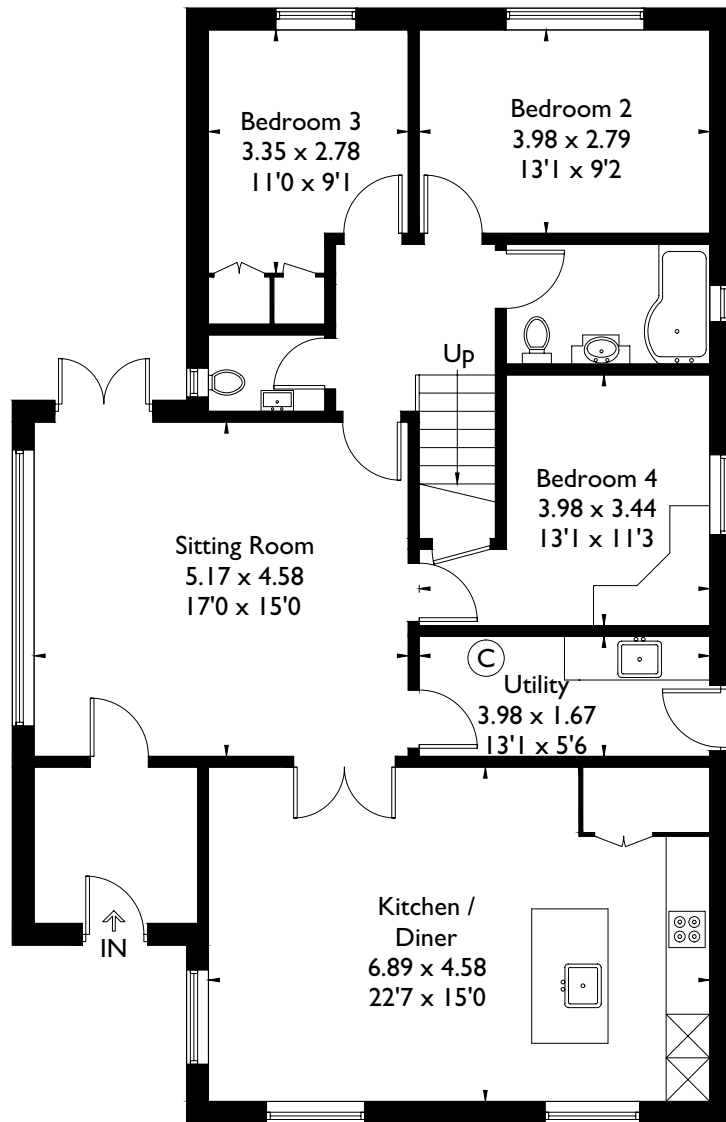
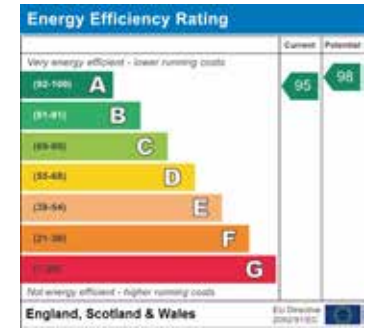
Services

Mains electricity, water and drainage. Underfloor heating and Double Glazing.

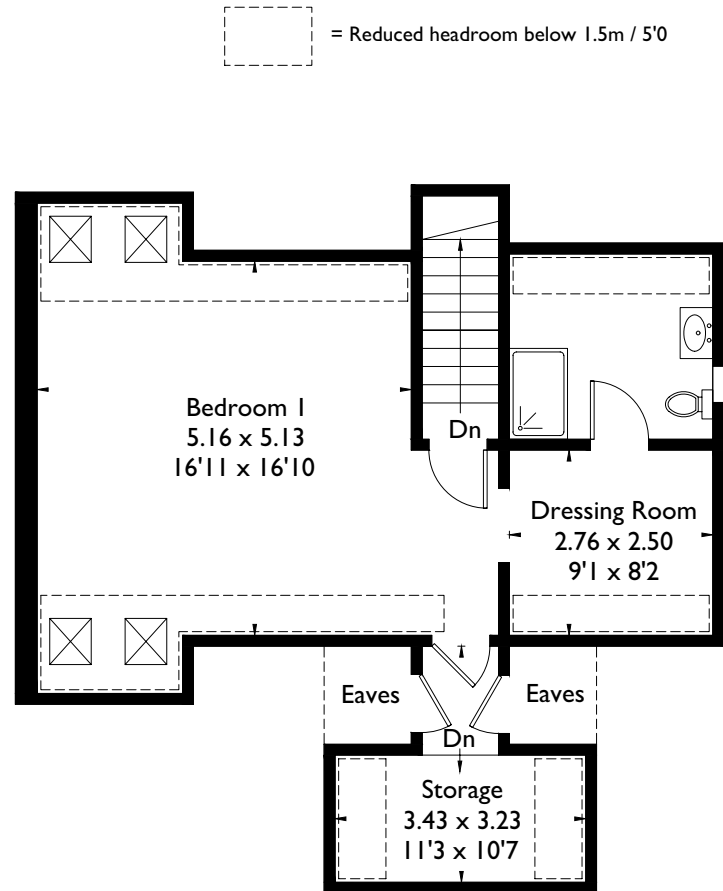




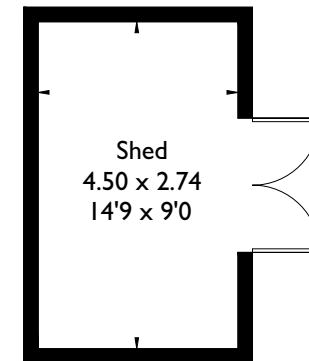
Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
(Excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.



Hamptons International

58 Northbrook Street,
Newbury, Berkshire, RG14 1AN
Sales. 01635 582 111 - newbury@hamptons-int.com
www.hamptons.co.uk



Beyond your expectations