

In association with



Horsemoor Cottage
Chieveley | West Berkshire | RG20 8XD

FINE & COUNTRY

HORSEMOOR COTTAGE

A fabulous detached cottage set in over 2 acres of beautiful gardens in the heart of Chieveley.







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- Entrance porch
 - Reception hall
 - Cloakroom
 - Drawing room with fireplace
 - Dining room
 - Study
 - Modern fitted kitchen
 - Breakfast room
 - Conservatory
 - Four double bedrooms
 - Two bathrooms
 - Two garages
 - Driveway parking
 - Fabulous gardens
 - Swimming pool
 - Pool & games house
 - In all 2.21 acres



LOCATION

Horsemoor Cottage lies on a green lane on the edge of the village close to the pub, the church and the doctors' surgery and with excellent access to the M4 motorway. Chieveley offers a village shop and post office, excellent pubs and a very good primary school and is within the catchment of The Downs Secondary school at Compton. Newbury, Didcot and Thatcham all have stations on the direct line to London and the road links are excellent with the A34 providing north and south access also being close at hand.





DESCRIPTION

The charming accommodation of this property of immense character comprises entrance porch, reception hall, a modern fitted kitchen and adjoining breakfast room, utility and cloakroom, a conservatory and dining room, both overlooking the garden, a study and a delightful drawing room with magnificent fireplace on the ground floor. There are four generous double bedrooms and two bathrooms on the first floor. The cottage offers enormous character with many exposed timbers and a lattice of ceiling in timbers in several rooms. The roof is part tiled and part thatched, adding to the sense of history.

A truly fabulous property in a delightful position!

Seller Insight

“This utterly charming part-thatched cottage, which boasts around two acres of lovely grounds as well as an outdoor swimming pool, enjoys a superb location on the edge of the delightful village of Chieveley. The property dates back to the 17th Century, at which time it consisted of two rather modest farm workers cottages. The dwellings were later combined and the property was then extended in the 1960s, and in more recent years it has been beautifully renovated by the current owner. “We purchased the cottage thirty-one years ago,” says Nigel, “and at that time it could only really be described as a project. It was habitable, but in a very rundown state, so we set about restoring it to its former glory.”

“The cottage needed new thatch, a new kitchen, a new bathroom, rewiring... the list goes on, so it was stripped right back and very sympathetically renovated throughout. The footprint is unchanged, but we have added a lovely conservatory, which creates a really nice connection with the garden, and we did our best to preserve and restore all of the lovely original features. There’s a wealth of exposed beams and timbers and a lovely old inglenook in the living room, so the house has lots of character, and that’s what we love about it; it’s still very much a traditional country cottage.”

“The house sits on a quiet lane and as you approach it the property as a whole looks rather modest,” continues Nigel, “but as you come through the house the stunning grounds stretch out before you. There are open lawns and mature shrubs and trees dotted here and there; we also have a pretty area of woodland and the swimming pool, which has been completely refurbished. It’s such a beautiful garden – which really needs to be seen to be fully appreciated – and it’s been an amazing space for the children; we tend to spend most of our time outside during the summer.”

“I really couldn’t choose a favourite room,” says Nigel. “Each has its own character and charm and so they are all pretty impressive.”

“Chieveley is a lovely little village,” says Nigel. “It has a well-stocked shop and a really nice little pub that does lovely food, and both are just a short walk up the road. We’re also conveniently located for access to the M4 and the A34, so places such as Bristol and London are easily accessible.”

“Within the grounds we have a large wooden chalet that we use as a games room,” says Nigel. “It’s been a great space for the children, but it would also make a nice little home office or even a small gym.”

“What will I miss when I leave? Everything,” says Nigel.

























OUTSIDE

The generous gardens which measure a total of 2.2 acres are enclosed by immaculate hedgerows and are comprised of beautifully manicured, level lawns and shrub-bordered pathways. There is a swimming pool with adjacent pool house/games room and a patio adjacent the cottage with commanding views of the garden. There is also a feature well in the garden. The property benefits from several entrances which can provide convenient vehicle access.





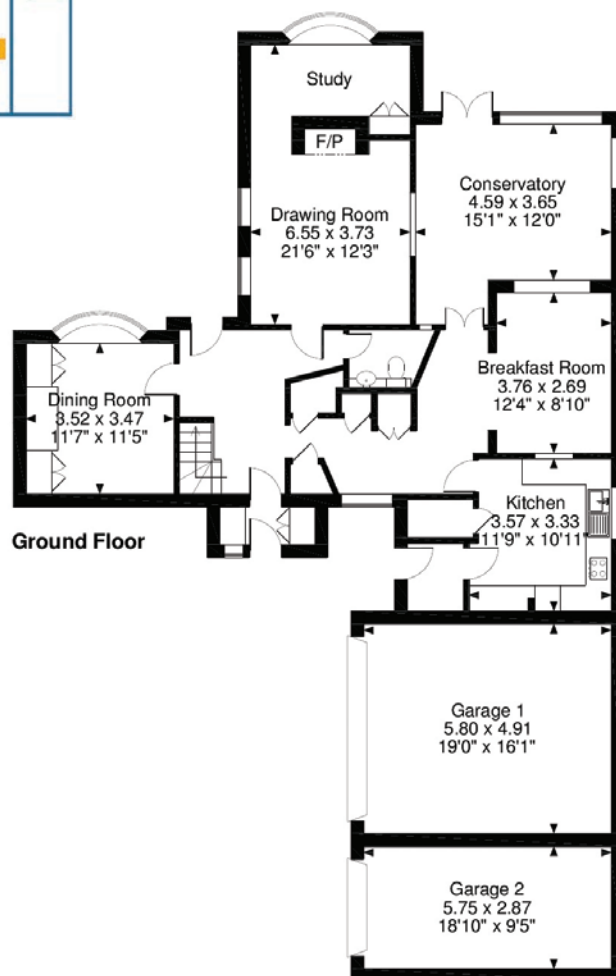
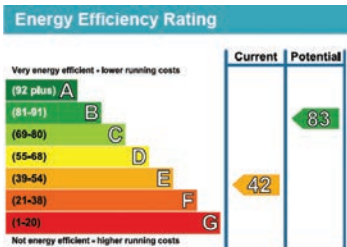
Services

Electricity and water connected. Private drainage and oil fired central heating.

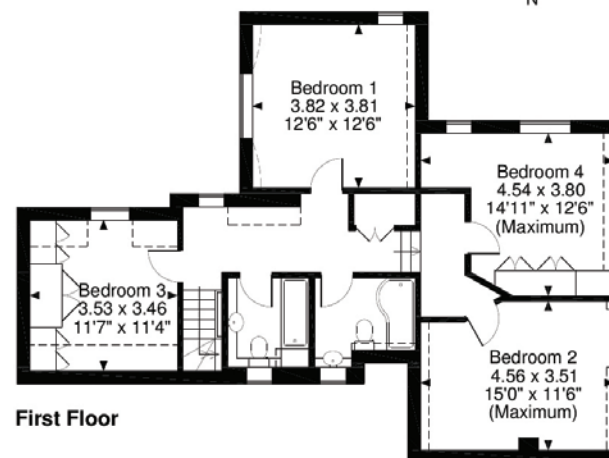
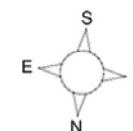
Directions

From Newbury head north on the A339 dual carriageway and just before the M4 motorway bear left for Chieveley. Pass under the M4 and take the slip road for Chieveley turning left at the T junction. Pass the pub on the left hand side and continue through the narrow gap. Take the next turning left into School Road and then turn immediately left onto the track. Pass Horsemoor House and take the next turning left onto the narrow track (passing a bungalow on your right) where Horsemoor Cottage is the next property on the right hand side.





Horsemoor Cottage Horsemoor, Newbury
Approximate Gross Internal Area
Main House = 2037 Sq Ft/189 Sq M
Garages = 504 Sq Ft/47 Sq M
Total = 2541 Sq Ft/236 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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