

# OLD SCHOOL HOUSE

BEEDON • BERKSHIRE



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*A charming Victorian period house  
with ground floor annexe*

Tastefully renovated and cleverly designed, blending traditional and contemporary features for versatile, flexible living.

Perfect as either a 6 bedroom, 4 bathroom home, or for a family With elderly parents, for running a business from home, a nanny, independent teenagers or house guests.

The annexe also has high income potential for letting out as a completely self-contained apartment.

Within an Area of Outstanding Natural Beauty in a picturesque village edging the Berkshire Downs, its pretty, secluded cottage gardens overlook adjoining farmland.

**These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.**



**Old School House**, originally part of the Lockinge Estate, built in the 1860's for the School Master, is an impressive, light and airy property of mellow brick, with tiled pitched roofs, attractive eaves, fully double-glazed throughout and sympathetically extended.

**Beedon is a wonderful base** for glorious country walks, has a beautiful 13th Century Church, a thriving primary school and in the catchment area for the 'Downs' Outstanding Secondary School; also a plethora of excellent Prep and Public Schools. Newbury has comprehensive shopping and leisure facilities plus Newbury Racecourse, weekly markets, Corn Exchange and the renowned Watermill Theatre. Nearby Chieveley has a tennis club and good Doctor's practice. Superb country pubs and restaurants abound and there are many excellent 18-hole golf courses close by. The M4 (J13) is 5 minutes away with routes to London, West Country, M25 and Heathrow - the South Coast and North via the nearby A34. London, Oxford, Reading and Winchester are within easy daily commuting with fast trains to Paddington and Waterloo from Newbury, Thatcham and Didcot.

**From Old School House back door;** enclosed utility lobby leads to another original door and the beamed kitchen/breakfast room; double doors to the enormous dining/garden room; an elegant drawing room with period fireplace; double doors connect to the garden room and a door to the lobby by the front door; cloakroom; study. The first floor landing leads to a spacious family bathroom, 2 further double bedrooms and a stunning suite of master bedroom overlooking fields and spacious fully-wardrobed dressing/shower room.

**To access the ground floor annexe,** the separate porched front door leads into a lobby and the sitting room, which has double doors to an outside patio sitting area; 2 bedrooms, shower room, fully fitted kitchen. The annexe corridor is linked by a door to the main house.

**A pair of timber 5-bar gates** open onto a gravel driveway; ample parking for two cars just inside top gates by the Victorian lamppost, with a footpath leading to the front door. Plans for a detached double garage here are in progress.

Further down the drive, fronting the barn, is parking for 3 more cars. The lawn and circular patio, ideal for al fresco dining by an old but productive English apple tree, is surrounded by mature mixed shrub and herbaceous borders. Privacy is secured by a thick beech hedge; additional safe security for children/pets is via another set of 5-bar gates.

**The enclosed timber barn** has spacious storage, a tiled roof and mains water/electricity with potential for conversion into an office or playroom; adjacent is the useful, roofed log/bicycle store, with independent lights supply; good-sized greenhouse and vegetable patch. Garden tools are conveniently kept in the dry, brick-built 'privy'.

**Mains water,** electricity and drainage. Cost-efficient electric off-peak panel heating. Calor gas for hob and drawing room fire. Fast broadband connection. BT telephone line.

**All those items** regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

**West Berkshire District Council. Tel: 01635 551111**

### **Directions (RG20 8SH)**

From M4 Junction 13, take slip road to Chieveley, Beedon – at junction turn left and then immediately right directed Beedon, along Beedon Road parallel to A34. Through Worlds End to Beedon, past Coach Pub on right, hill ahead, up to top and then coming down, where the overhanging trees end, steep drive on left, immediately after the half pint size 30 mph sign - Victorian lamppost in the garden. OR from the south-bound A34 take the exit marked 'Beedon', follow road through the village, halfway up hill, Old School House is the last property on the right before entering the upward tunnel of trees.

### **Viewing**

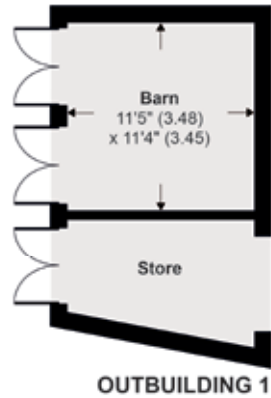
Viewing by prior appointment only with the Agents.



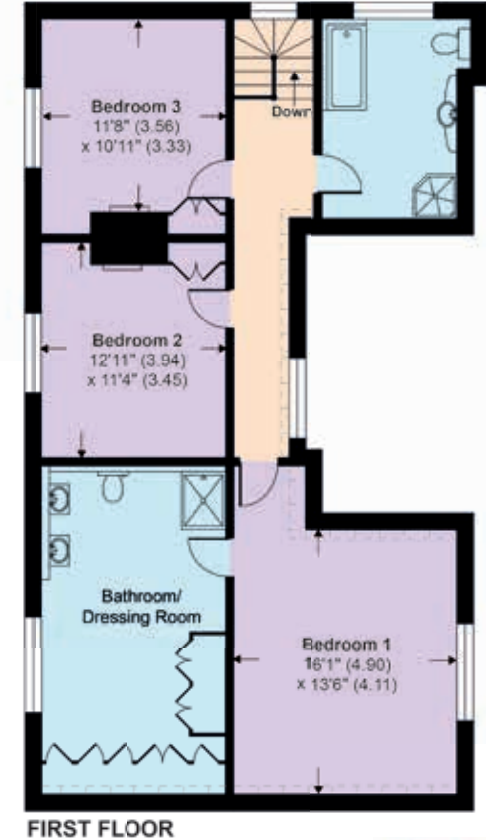
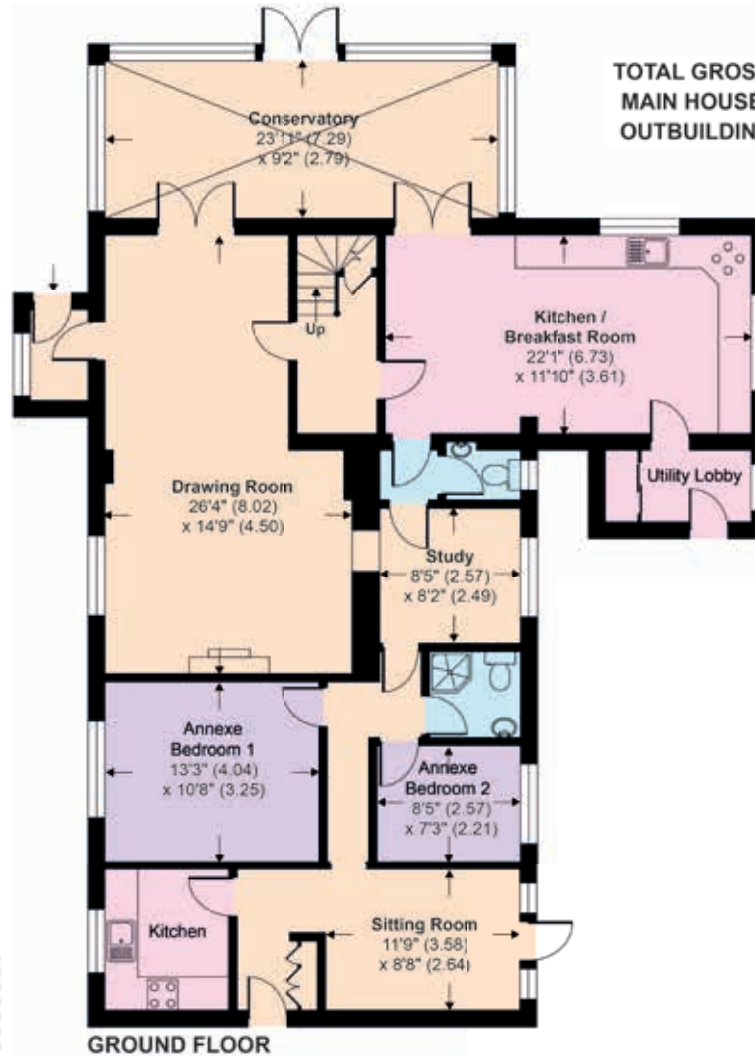
Annexe



**TOTAL GROSS INTERNAL FLOOR AREA 2863 SQ FT 265.9 SQ METRES**  
**MAIN HOUSE INTERNAL FLOOR AREA 2631 SQ FT 244.4 SQ METRES**  
**OUTBUILDINGS INTERNAL FLOOR AREA 232 SQ FT 21.5 SQ METRES**



Denotes restricted head height



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Energy Efficiency Rating		Current	Potential
Energy Performance	A		
Energy Cost	B		
CO <sub>2</sub> Emissions	C		
Energy Cost	D		38
Energy Cost	E		
Energy Cost	F		29
Energy Cost	G		
* All energy related - higher rating cost			
England, Scotland & Wales			