



The Little House

Chapel Lane, Curridge, Thatcham, Berkshire, RG18 9DX





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Guide £1,400,000

A fabulous opportunity to purchase an individual character property, standing in approximately half an acre within the favoured village of Curridge.

Description

The beautifully presented accommodation flows well for family life, with good natural light and a comfortable feel. The accommodation includes generous living space that includes a fabulous sitting room with a fireplace, a separate family room, boot room/study, a useful utility room and rear hall for muddy boots, coats etc. The open plan kitchen/dining/conservatory is a particular feature with an oil fired Aga, oak flooring and space for a table. This really is the heart of the home. On the first floor there is a generous dual landing leading to all bedrooms. The main bedroom is a lovely room with a window seat, dressing area and ensuite shower room. There are four further bedrooms, all with built-in storage and two with distinctive vaulted ceilings. The remaining bedrooms are served by a family bathroom which has a roll-top bath and shower enclosure plus a separate shower room for the busier times. Outside there are lovely mature gardens with good structure, paved terraces for entertaining, various sheds and an area for vegetable growing. There is also a part-oak detached garage block with an open car port area and storage room above.

Please Note:

As an aside, the property is currently offered very successfully as an Air BNB so could perhaps continue to generate an income for a new owner ahead of occupation. This also offers a potential

purchaser the rare opportunity to try the house before buying, and to enjoy all that the village has to offer. The cost of the stay would be deducted from the purchase price on completion.

Curridge

Curridge is a really enjoyable place to live (I have for 27 years!) with lots of walks, byways and bridleways to explore, followed by a visit to The Bunk pub perhaps, for a quiet drink or a chat with the locals. There is a garage and shop nearby for the basics, together with the Hilliers Garden Centre for a wander, a coffee and cake. There is good access to J13 of the M4 and the A34 too. The town of Newbury offers a wide range of facilities and a rail link to London (Paddington).

- Entrance Hall
- Family Room
- Sitting Room
- Rear Lobby/Hall
- Cloakroom
- Boot Room/Study Area
- Utility
- Kitchen/Dining/Conservatory
- Five Bedrooms
- En-Suite Shower Room
- Separate Shower Room
- Family Bathroom
- Detached Garage, Car Port & Storage Room Block
- Gardens



Approximate Floor Area = 252.2 sq m / 2715 sq ft
(Excluding Carport)



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Door to:-

Entrance Hall

Oak flooring.

Family Room

Brick fire surround. Exposed beam. Oak flooring. Two radiators.

Sitting Room

A stunning room with an open fireplace, woodburning stove and oak flooring. Exposed beams. Built-in cupboard. French doors to garden.

Rear Lobby/Hall

Oak flooring. Door to garden.

Cloakroom

With a wash hand basin and w.c.

Boot Room/Study Area

Stable door to garden. Radiator.

Utility

With a range of wall and base units with work surfaces over and upstand. Single drainer stainless steel sink unit with a mixer tap. Oil fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine. Appliance space.

Kitchen/Dining/Conservatory

A fabulous open plan space to create the heart of the house. Fitted with a range of Shaker style units with quartz type work surfaces. Oil fired Aga. Built-in electric oven, hob and extractor. Built-in dishwasher, combination oven and coffee machine. Exposed beams. Oak flooring. Space for a table and chairs. Radiator. Doors to garden.

Staircase gives access to dual landing

Airing cupboard with hot water tank and immersion heater.

Bedroom 1

A lovely room with a window seat and dressing area with fitted wardrobe. Access to loft.

En-Suite Shower Room

With a generous shower enclosure, wash hand basin with a cupboard below and w.c. Chrome finish heated towel rail.

Bedroom 2

Built-in wardrobes. Radiator.

Bedroom 3

Built-in wardrobes. Radiator. Part-vaulted ceiling with exposed beam.

Bedroom 4

Built-in wardrobe. Radiator. Part-vaulted ceiling with exposed beam.

Bedroom 5

Built-in wardrobe. Radiator.

Family Bathroom

With a free-standing roll-top bath, wash hand basin with marble type work surface and cupboard below. W.C. and separate shower enclosure. Two chrome finished heated towel rails. Built-in cupboard.

Shower Room

With a tiled shower recess, wash hand basin and w.c.

Detached Garage, Cart Port and Storage Room Block

A distinctive part-oak construction and a particular feature of the property.

Outside

There is a generous block paved driveway with access to the garage and good off road parking. The lovely mature gardens are laid to grass with numerous trees and shrubs providing good structure. There is a wide paved terrace for entertaining with established box hedging, topiary, pergola and a bar! There are various store sheds, a log store, greenhouse and raised beds for vegetables, cut flowers etc.

Services

Mains electric and water. Oil fired heating. Septic tank drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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