



Wheatland Cottage

The Green, Brightwalton, Newbury, Berkshire, RG20 7BH

marc allen

www.marcallen.co.uk



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Guide £1,850,000

A stunning detached character property with a fabulous garden overlooking rural countryside.

Description

The accommodation includes a generous hall with a useful cloakroom, utility and office with a woodburner. There is a spacious open-plan kitchen/dining room with an Aga, space for a table and doors to a covered terrace which is ideal for outside dining and entertaining. There are two further reception rooms, one of which has a woodburner. Both rooms open out on to the covered terrace to create a very sociable space. On the first floor there is a fabulous main bedroom with doors to a large balcony overlooking the fields to the rear. There is an en-suite bathroom with a free-standing bath, separate shower enclosure and walk-in wardrobe. There are four further bedrooms served by a family bathroom and a separate shower room. Outside there is a substantial detached garage block which includes a double bay car port, two gated garages, an EV charging point and a sizeable storage room above which was designed as a double bedroom apartment, subject to planning. There is also a detached annexe with a kitchenette, cloakroom and room on the ground floor, with a separately accessed room above, making an ideal home office. There are beautifully maintained gardens on all sides with areas of lawn, borders, mature trees and a caged area with raised beds for vegetables. A wide gravelled driveway provides plenty of off road parking and access to the outbuildings and there is also a garden shed with power. There is a right of way from the garden across the field to a footpath.

Brightwalton

Brightwalton is a village approx. 7 miles north west of Newbury and is in the North Wessex Downs Area of Outstanding Natural Beauty. It has a pre-school nursery rated outstanding by Ofsted and is also in the catchment area for the Downs Comprehensive School, also rated outstanding by Ofsted. There is a church, village hall and many footpaths and bridleways. The M4 can be joined at junction 13 and there is a train service from Newbury to London Paddington.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

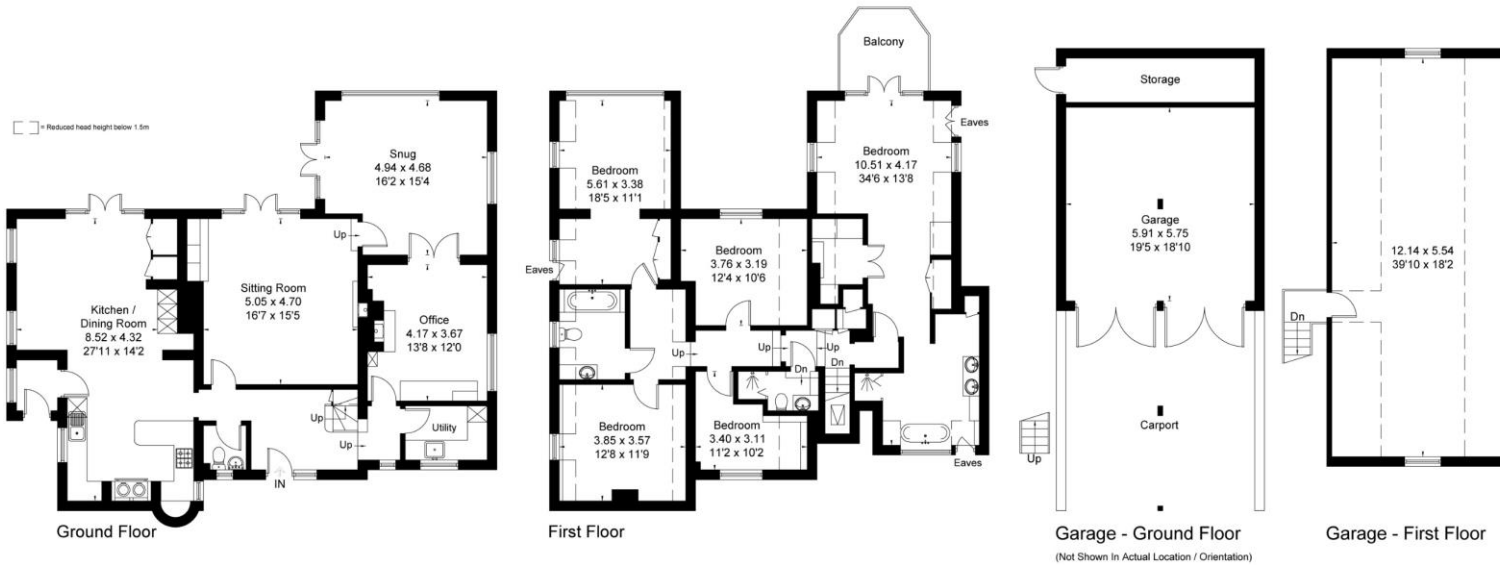
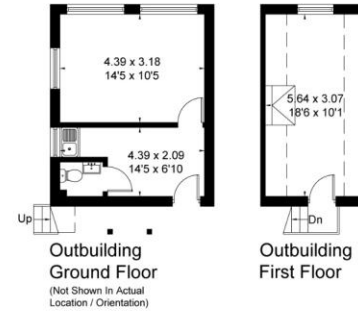
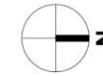
- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Snug
- Study
- Utility/Cloakroom
- Five Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Shower Room
- Detached Garage Block
- Annexe
- Lovely Mature Gardens





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

Approximate Area = 251.4 sq m / 2706 sq ft
 Outbuildings = 151.2 sq m / 1627 sq ft
 Total = 402.6 sq m / 4333 sq ft (Excluding Shed)
 Including Limited Use Area (61.3 sq m / 660 sq ft)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB
 Tel: 01488 685353
 Fax: 01488 680844
 Email: sales@marcallen.co.uk

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

