



# Honey Thatch

Newbury Road, Wickham, Newbury, Berkshire, RG20 8HE

**marc allen**

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Guide £835,000

A very pretty detached cottage with lovely mature south facing gardens and an extensive range of out buildings that include an annexe, oak framed four bay garage block and further garage.

## Description

The cottage itself retains great character throughout with inglenook fireplaces and wealth of exposed beams. The accommodation includes a traditionally fitted kitchen with utility area, two separate reception rooms and a useful downstairs cloakroom. On the first floor there are three well balanced bedrooms together with a large ensuite bathroom that includes a free-standing roll top bath. Outside there are very pretty cottage gardens to the front and to the rear with excellent off road parking for up to seven or more vehicles, in addition to the five garage/carport spaces. The range of outbuildings are particularly well suited to a motoring enthusiast, or those who have a number of vehicles requiring covered storage. There is also a timber gym with bifold doors which could also be used as a hobbies studio. There is the potential to extend or build another property on the large plot, subject to the necessary consents, of course.

## Wickham

Wickham is a small village approx 5 ½ miles from Newbury and 5 miles from Hungerford. It has a friendly community with a public

house, church and many local walks and cycle routes. Junction 14 of the M4 is approx 2 miles away and there is a rail service from Hungerford or Newbury to London (Paddington).

## Directions

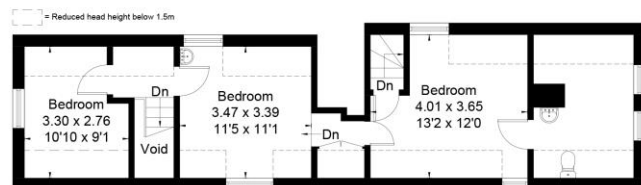
From our office, turn right down the High Street, right at the Bear Hotel. At the second roundabout turn left, signposted M4. Continue ahead under the motorway and take the first right turn sign posted Wickham. Go past the Five Bells pub, and the house will be found just along on the right hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Cloakroom
- Three Bedrooms
- Ensuite bathroom
- Detached Annexe
- Detached oak framed garage block
- Detached single garage
- Good Driveway
- Gardens

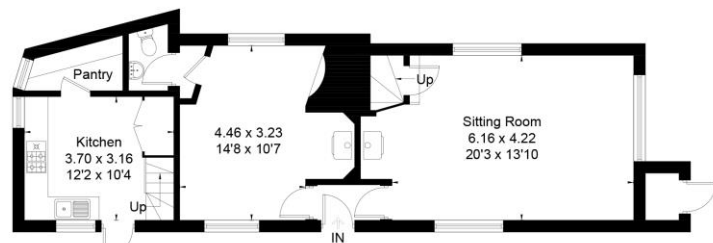




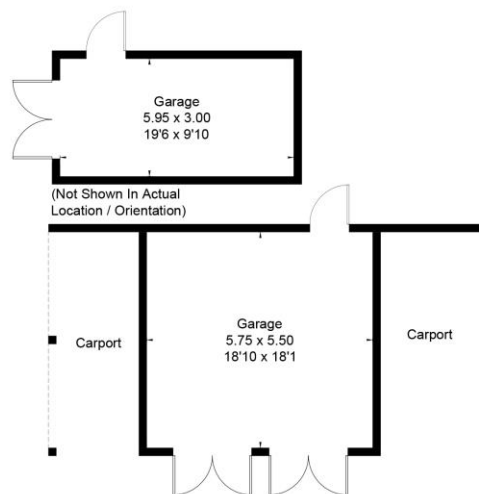
Approximate Floor Area = 118.8 sq m / 1279 sq ft  
 Outbuilding = 79.4 sq m / 855 sq ft  
 Total = 198.2 sq m / 2134 sq ft



First Floor



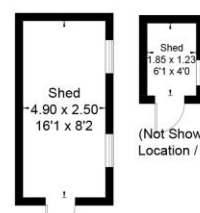
Ground Floor



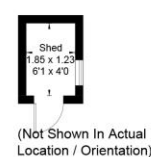
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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

Front door to:

Entrance Hall

### Sitting Room

With a large Inglenook fireplace and wood burning stove. Exposed beams. Door with stairs to the first floor.

### Dining Room

With exposed beams and a large Inglenook fireplace with a wood burning stove and bread oven (not in use). Radiator. Fitted shelving.

### Kitchen

Fitted with a range of shaker style units with a larder cupboard, drawers, tiled work surfaces over and upstand. Sink unit with mixer tap. Breakfast bar. Space for a range cooker (included) with an extractor over. Electric wall heater. Exposed beams. Tiled floor. Walk in larder/utility. Plumbing for automatic washing machine. Appliance space. Stable door to garden.

### Cloakroom

With a wash hand basin and w.c.

Separate staircases from the kitchen and sitting room to first floor.

### Bedroom 1

Exposed beams. Radiator. Door to inner landing with built in cupboard and access to bedroom 2.

### Ensuite bathroom

With a traditional free standing roll top bath, wash hand basin and w.c. Wood effect flooring. Radiator. Chrome finish heated towel rail. Storage recess.

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

### Bedroom 2

Exposed beams. Wash hand basin. Radiator.

### Bedroom 3

Exposed beams. Built in wardrobe. Radiator.

### Detached Annexe

With a kitchen area, sitting room, bedroom and shower room.

### Detached Oak Framed Garage Block

A fabulous outbuilding with four bays, two of which are open and two of which have doors. LED lighting and power. There is boarded storage in the loft and solar panels on the rear elevation.

### Detached Single Garage

With light, power, an inspection pit and boarded storage above. To the rear of the garage is a timber gym with bifold doors and power and this could also be used as a hobbies studio. There is also a log store at the end.

### Outside

The cottage is approached via a five bar gate to an extremely generous driveway providing off road parking for numerous vehicles. The mature well tended gardens are laid to lawn with well stocked pretty borders, mature shrubs and trees providing good structure and interest. Garden store, shed and greenhouse. Outside tap and lighting. There is a lovely paved terrace directly to the rear of the cottage, with further gardens, an apple tree and cherry tree.

### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		

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