



DOWNER & CO

TRUSTED SINCE 1988

Barncroft Cottage
Heath End, Newbury
RG20 0AP

£500,000



Semi Derelict Detached Cottage

Features.

- Amazing opportunity
- Stunning rural location
- Approximately five miles south west of Newbury
- Derelict detached cottage
- Three bedrooms
- Private 0.6 acre plot
- Huge scope to renovate/extend or re-build
- Far reaching views towards Inkpen Beacon
- NO ONWARD CHAIN





Approximate Gross Internal Area
90.47 sq m / 973.81 sq ft

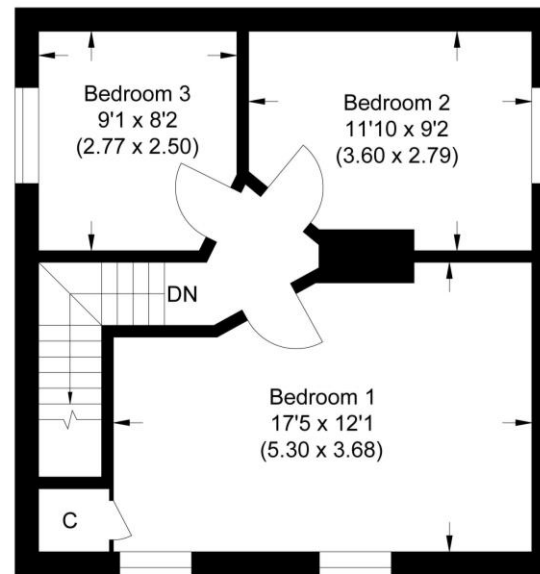
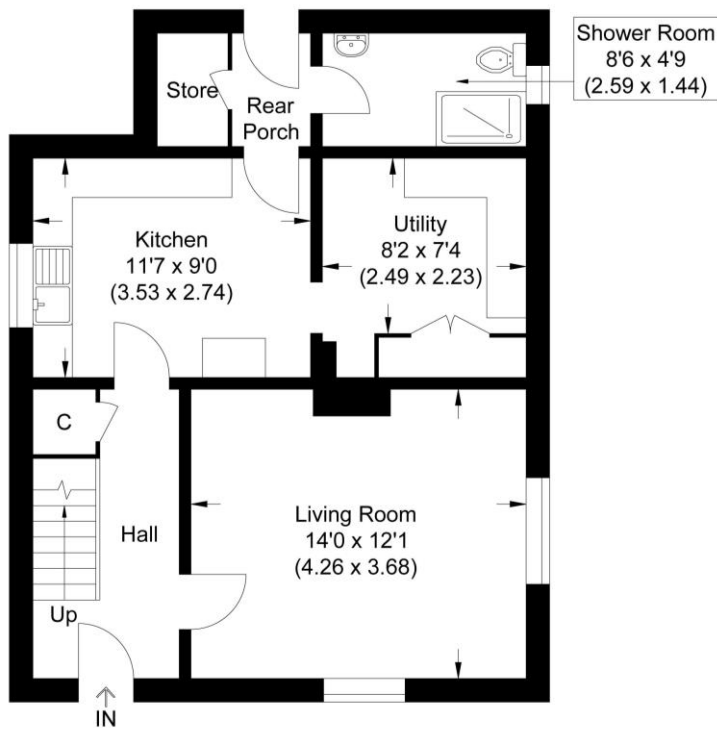


Illustration for identification purposes only, measurements are approximate, not to scale.

Description.

On the market for the the first time since the 1960's this semi derelict detached cottage offers a unique and fantastic opportunity to redevelop a delightful rural plot measuring 0.6 of an acre. Located on a quiet country lane on the outskirts of Heath End in an area of Outstanding Natural Beauty and with far reaching views up to Inkpen Beacon. Access to the level plot is via a 5 bar timber gate into the large and private garden. This is a very special opportunity to purchase a development opportunity in this highly sought after location.

Location.

Heath End is a tranquil hamlet to the south west of Newbury, surrounded by the most beautiful rolling countryside. There are good communications in the area with easy access to the A34 and M4 and amenities including primary school, prep school, post office/local stores and public houses can be found in the nearby villages of Woolton Hill and Highclere.

The market town of Newbury is close by and offers good shopping, leisure and recreational facilities including theatre, golf courses, horse racing and has many fine restaurants and hotels. Newbury 6 miles (London Paddington 50 minutes). M4 (J 13) 9 miles. A34 2 miles. Whitchurch 13 miles (London Waterloo 60 minutes). Please note, distances and times approximate.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: G

COUNCIL TAX BAND: E

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

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