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Laburnum Cottage, Burghclere RG20 9JY
Price: £899,950

Features.



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Description.

ONCE IN A LIFETIME OPPORTUNITY - to buy and renovate this charming detached Grade II listed thatched cottage set in just under 1 acre of grounds. The well maintained property is in need of updating and offers excellent potential for a purchaser to put their own mark on it.

The accommodation comprises entrance hall, lounge, kitchen/breakfast room, living room, study area, dining room, utility room, ground floor bathroom and shower room. Upstairs is accessed via three staircases, one leading to the master bedroom with en-suite dressing room/cloakroom, the second leads to bedrooms two and three and a shared cloakroom, the third staircase leads to bedroom four, all the bedrooms are a good size and have vaulted ceilings. Outside the mature gardens surround the property and have views to the rear over the adjoining field, there is a double carport with attached workshop and a useful shed. Viewings are strongly advised. **NO ONWARD CHAIN.**



Location.

The village of Burghclere which lies about four miles to the south of Newbury with its wide range of shops, services, pubs and restaurants, including the new Parkway shopping centre, multi-screen cinema, sports club and golf courses as well as the famous racecourse. The village is on the edge of rural farmland with a network of footpaths, and has both primary and secondary schools, a public house, church, village hall and recreation ground all within walking distance of the property.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country, and excellent access to the M4/A34 junction







Approximate Gross Internal Area
171.96 sq m / 1850.96 sq ft
(Excludes Outbuilding)
Outbuilding Area 47.70 sq m / 513.43 sq ft

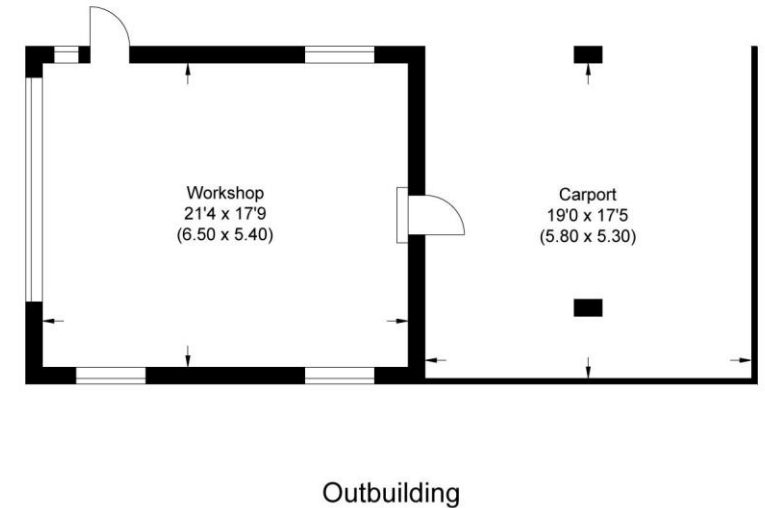
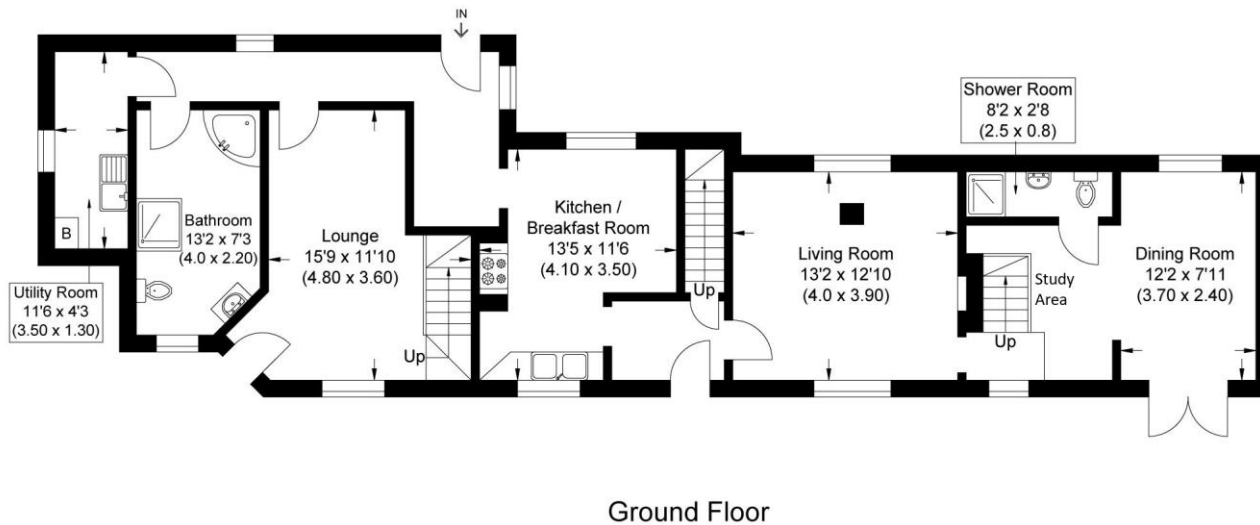
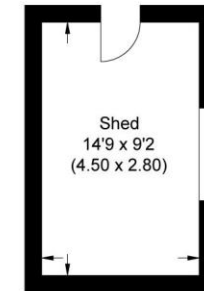
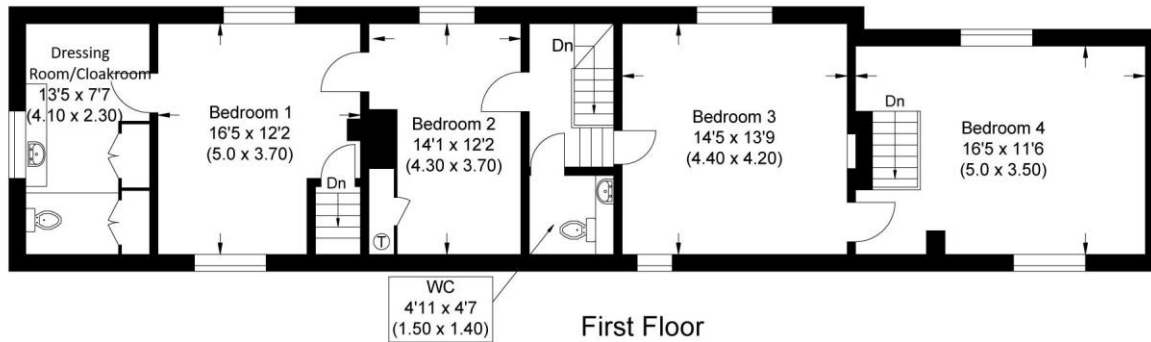
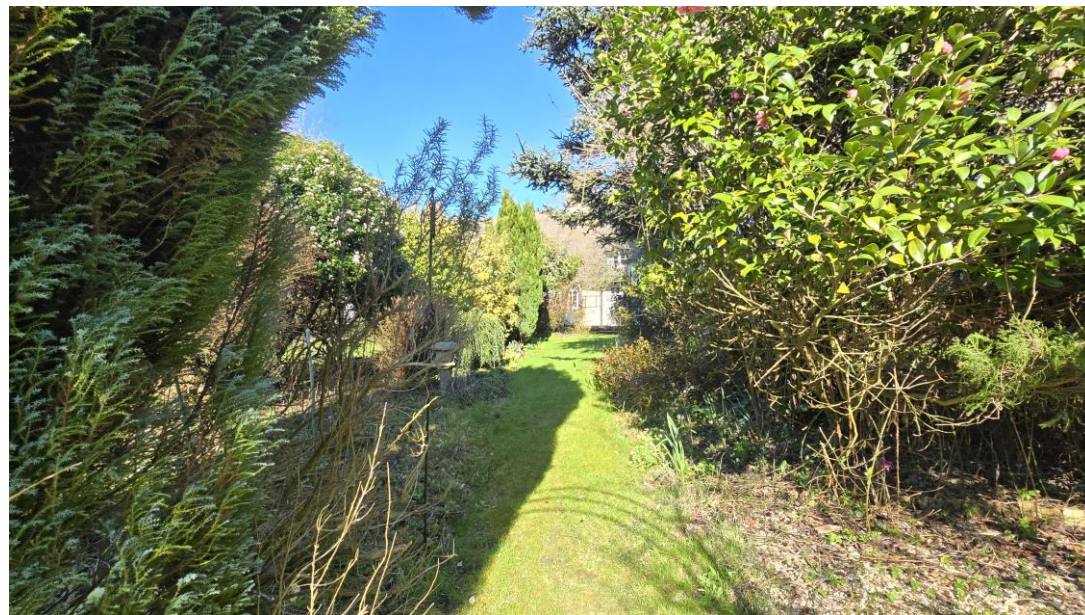


Illustration for identification purposes only, measurements are approximate, not to scale.



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.

GRADE II LISTED

COUNCIL TAX BAND: F
2025/2026: £3,116.46.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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

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