



DOWNER & CO

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Poppin Cottage, Green Lane, Chieveley RG20 8XB  
Price: £665,000



## Features.



### NO ONWARD CHAIN

## Description.

Attractive four bedroom detached cottage with lots of character and good sized garden at the end of a lane. The property is within walking distance of the local primary school in Chieveley and is also within the Downs school catchment. It is surrounded by fields offering lovely views to the west and the lane is shared by only two other houses.

The light and spacious accommodation consists of entrance lobby and hall, cloakroom, study, smart kitchen, open plan living/dining room with conservatory off the dining area, master bedroom with en-suite, two further double bedrooms, fourth bedroom and family bathroom. Outside there are two patios, one of which provides superb views across the fields. The garden surrounds the house and there is a home gym/office, and also driveway parking. Benefits include gym, upvc double glazing and oil-fired central heating.





## Location.

Chieveley provides a range of local amenities, including Chieveley primary school, village shop, public house and village hall with recreation ground and tennis courts, all contributing to a vibrant community atmosphere. It also is within The Downs School catchment with a school bus service. Chieveley also offers excellent connectivity, with easy access to the A34 and M4 motorway, facilitating straightforward commutes to Newbury, Oxford, Southampton and Reading plus a mainline station into Paddington from nearby Newbury.

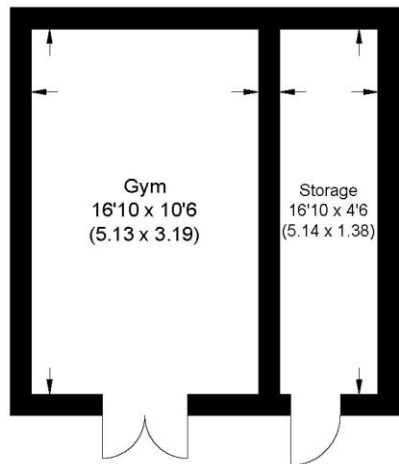




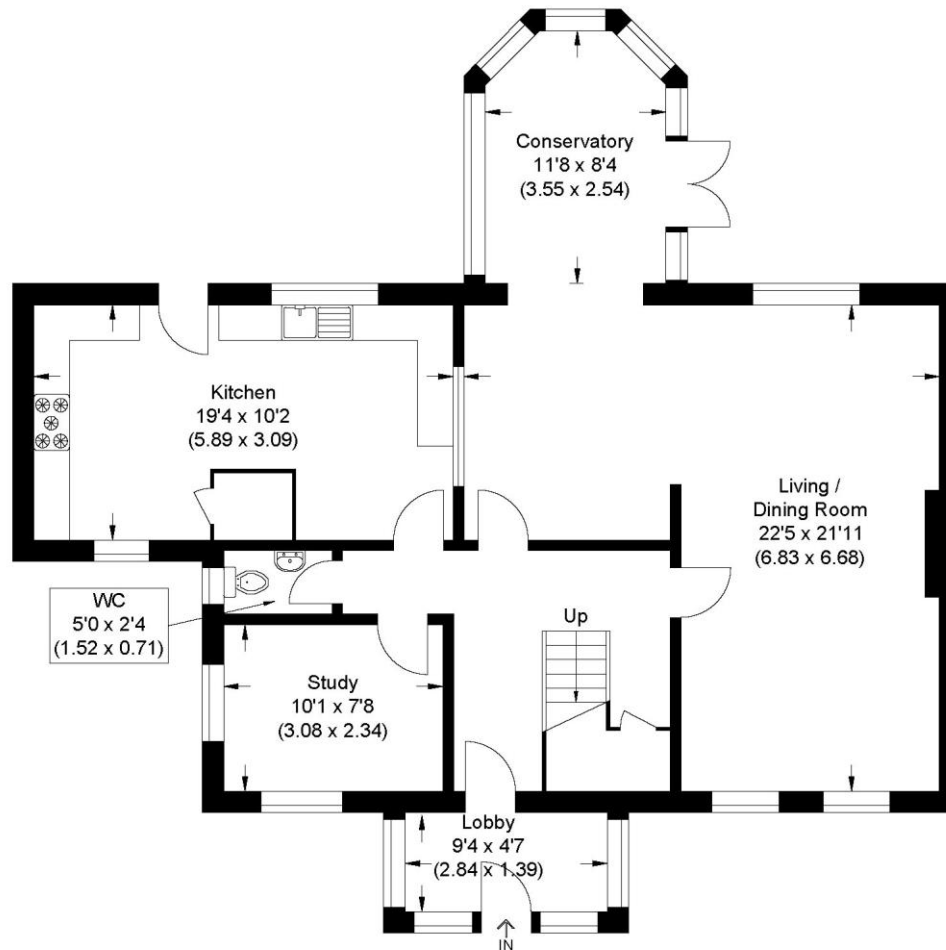




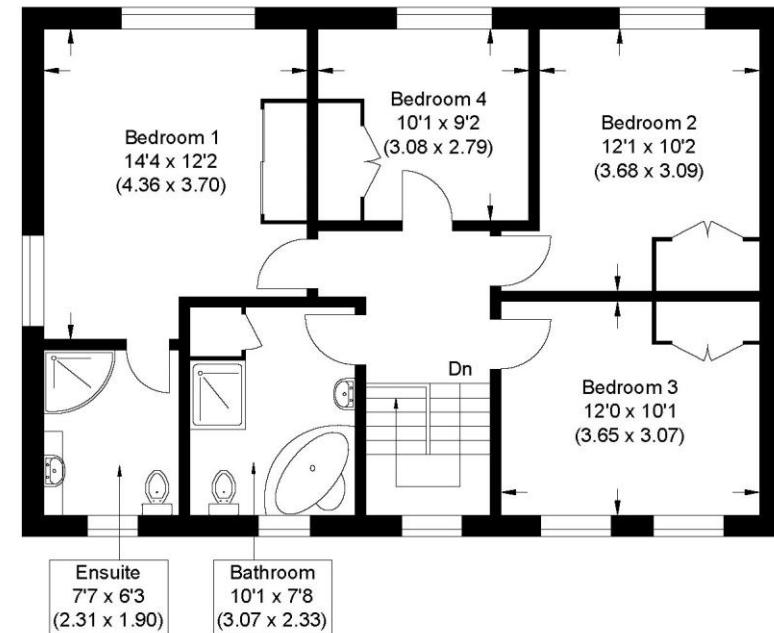
Approximate Gross Internal Area  
160.13 sq m / 1723.62 sq ft  
(Excludes Outbuilding)  
Outbuilding Area 24.98 sq m / 268.88 sq ft



Outbuilding



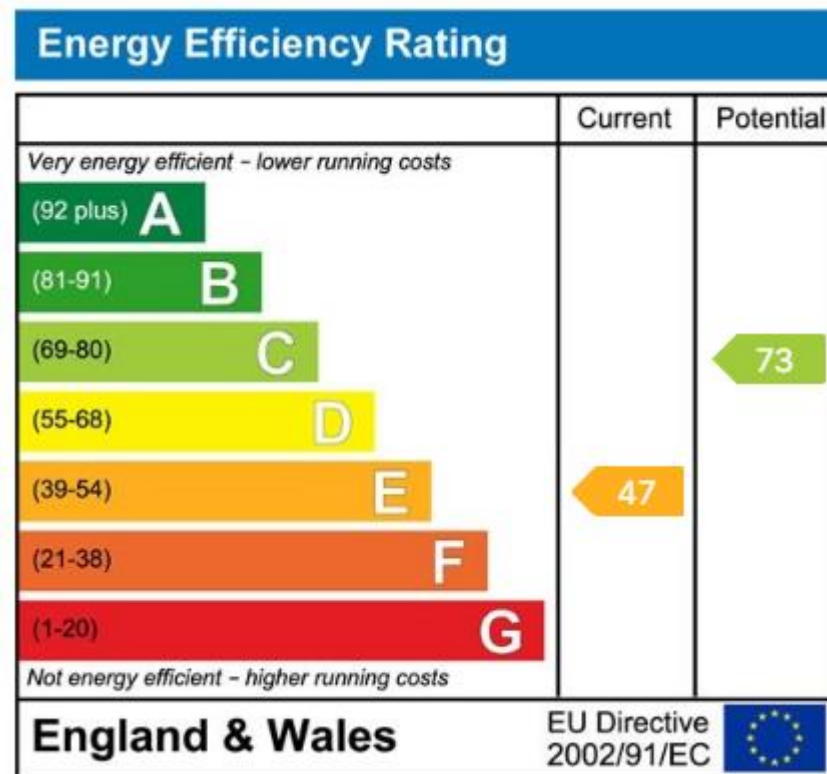
Ground Floor



First Floor

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.

**EPC: E**

**COUNCIL TAX BAND: F**  
**2025/2026: £3,362.58.**

**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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