



DOWNER & CO

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Old School House, Beenham RG7 5NN
Price: £895,000

Features.



Description.

Set in a stunning rural location down a No Through country lane, a substantial four double bedroom, three bathroom detached home presented in superb condition. Located on the edge of the peaceful village of Beenham. having far reaching views over fields to both front and back this stunning home has been completely renovated and altered internally by the present vendors to a high standard.

The accommodation includes entrance hall, cloakroom, dual aspect and spacious living room with a wood burner, large open plan kitchen/dining/family room, study, utility room, master bedroom with en-suite, guest bedroom with en-suite, two further spacious bedrooms and bathroom. All bathrooms having been recently refitted. Outside offers a wrap around private garden with views over the fields to the rear, a double integral garage with electric door and has been insulated with a view to being easily converted to provide extra living accommodation and further driveway parking for several vehicles.



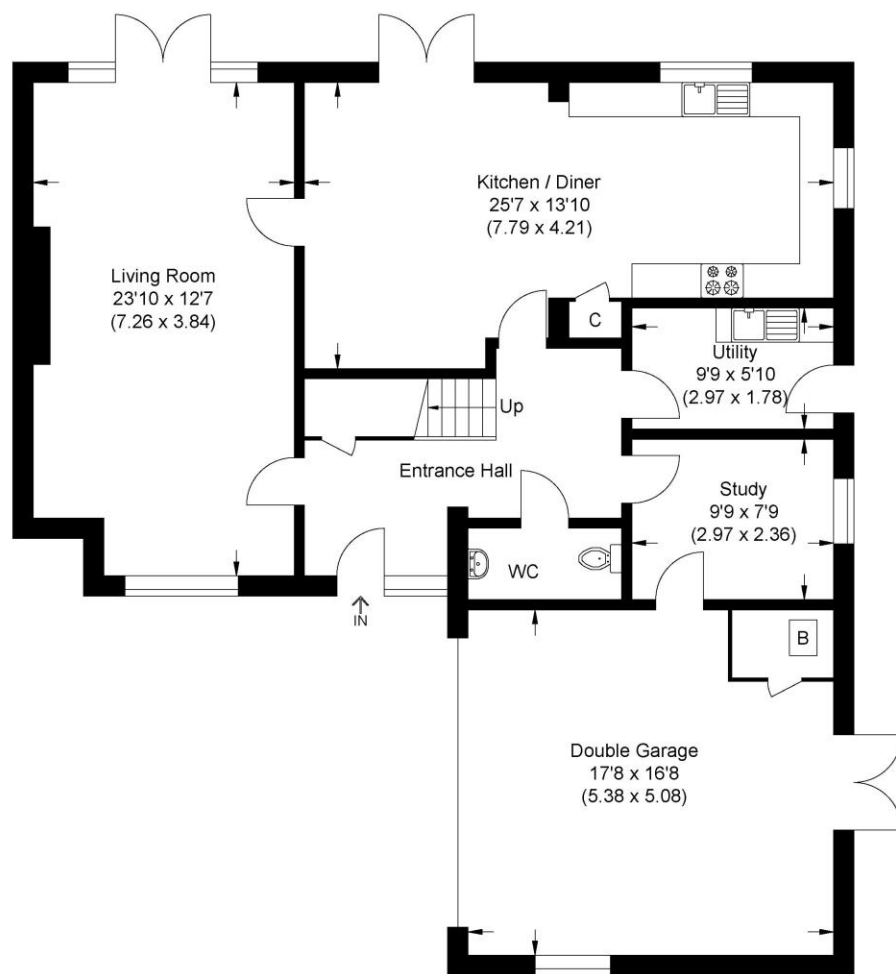
Location.

Beenham village is a small rural parish midway between Newbury and Reading. The main village lies on the escarpment to the north of the Kennet Valley, spreading for over a mile along the ridge with views over the rolling farmland of the North Wessex Downs, a designated Area of Outstanding Natural Beauty. In the centre of the village are the Primary School, the Village Hall and adjoining Beenham Club, the recreation ground and the Six Bells pub. A little way down Church Lane, on the border between village and farmland, is St. Mary's Church. There are many footpaths/bridleways offering superb countryside walks and other countryside pursuits.

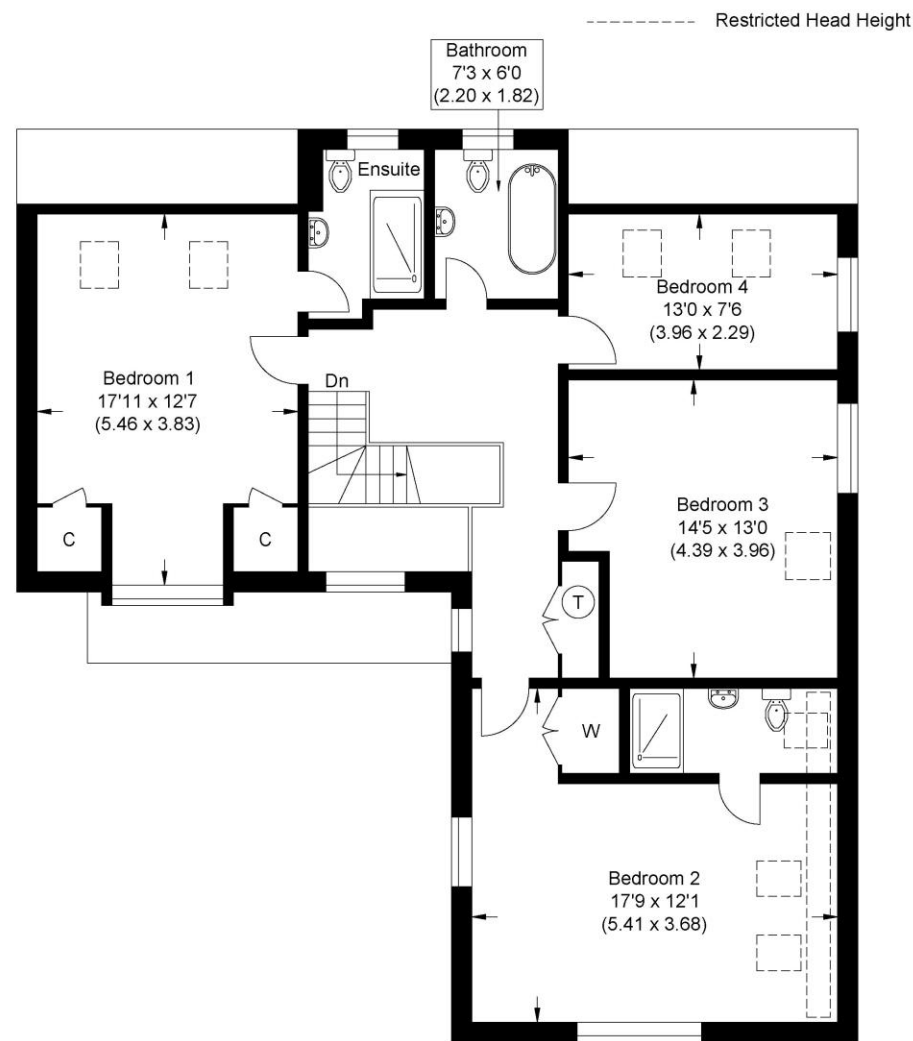




Approximate Gross Internal Area
 216.12 sq m / 2326.29 sq ft
 (Includes Garage)
 Garage Area 27.33 sq m / 294.17 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: £3,362.53.

TENURE: FREEHOLD

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

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