



DOWNER & CO

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1 Mead Cottages, Peasemore, Newbury RG20 7JE
Price: £450,000

Features.

-  2
-  3
-  3

NO ONWARD CHAIN

Description.

Larger than it looks and full of character two/three bedroom semi detached cottage. Located in a small close, in the heart of this tranquil rural village North West of Newbury and surrounded by stunning rolling countryside offering numerous footpaths and bridleways. The accommodation offers a versatile layout with the option of the rear family room becoming a bedroom as it has an adjoining wet room.

The accommodation includes entrance porch, living room with feature fireplace and inset wood burner, large open plan kitchen/dining room, family room/bedroom three, wet room, two first floor bedrooms with the master having an en-suite shower room and further family bathroom. Outside the main garden is to the front of the cottage with an additional courtyard to the rear and driveway parking.

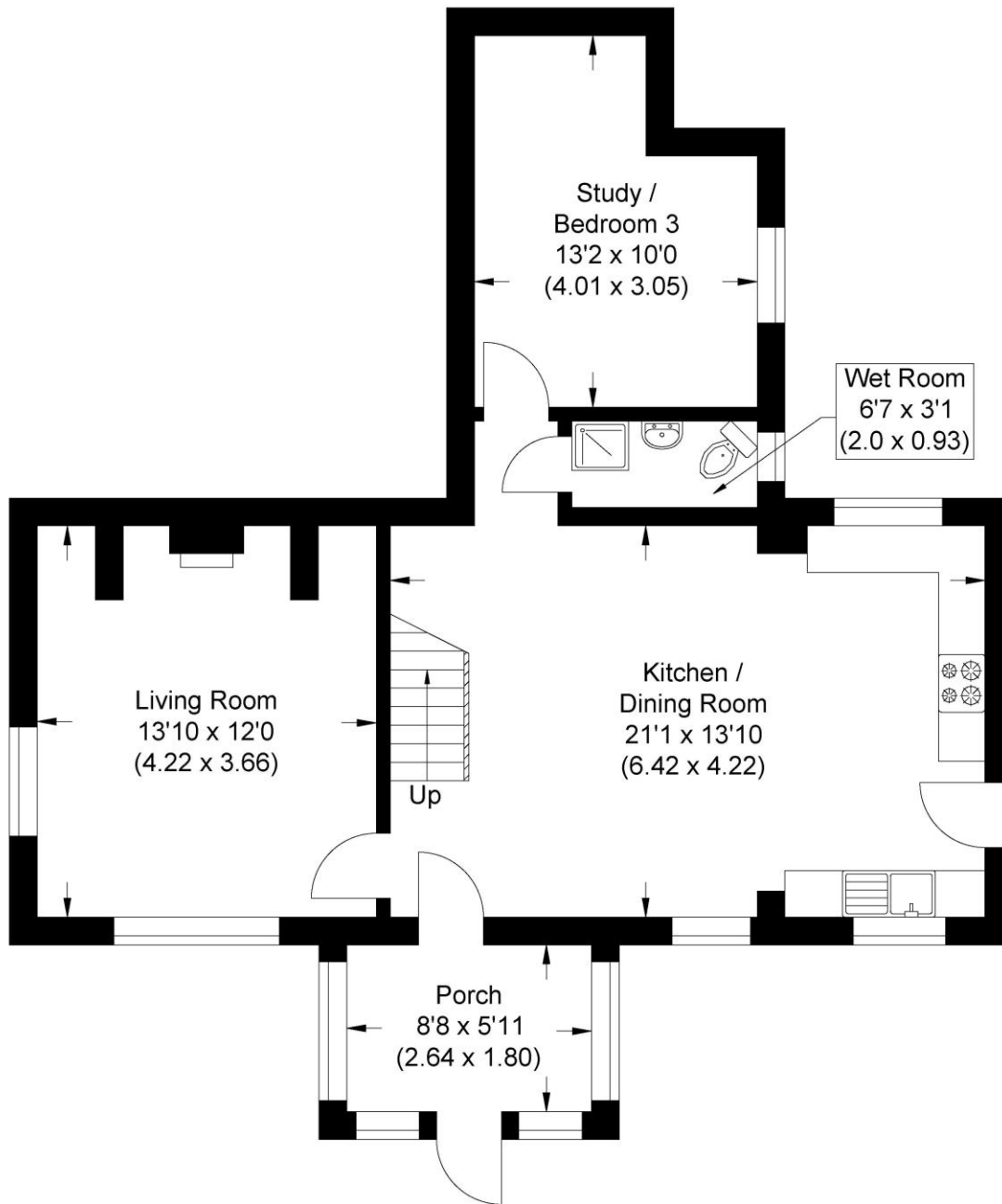
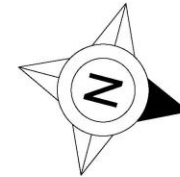


Location.

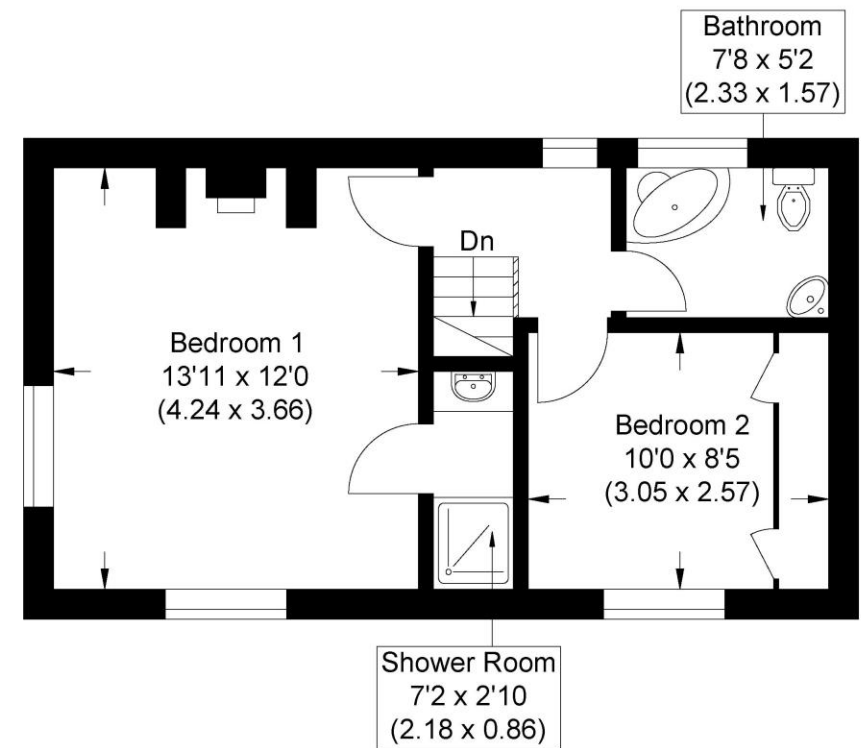
The house is set in a quiet cul-de-sac within this highly desirable rural village and is within a short walk from the village pub, village hall and lovely church. Peasemore is located approx. 7 miles North West of Newbury and falls within the Downs Secondary School catchment and is surrounded by beautiful rolling countryside ideal for country pursuits. The nearby village of Chieveley offers more amenities including local stores, doctors surgery and sporting facilities. The M4 junction with the A34 is also only 3 miles away. Main trainline stations serving London Paddington and Reading can be found at Newbury as well as Didcot.



Approximate Gross Internal Area
96.08 sq m / 1034.19 sq ft

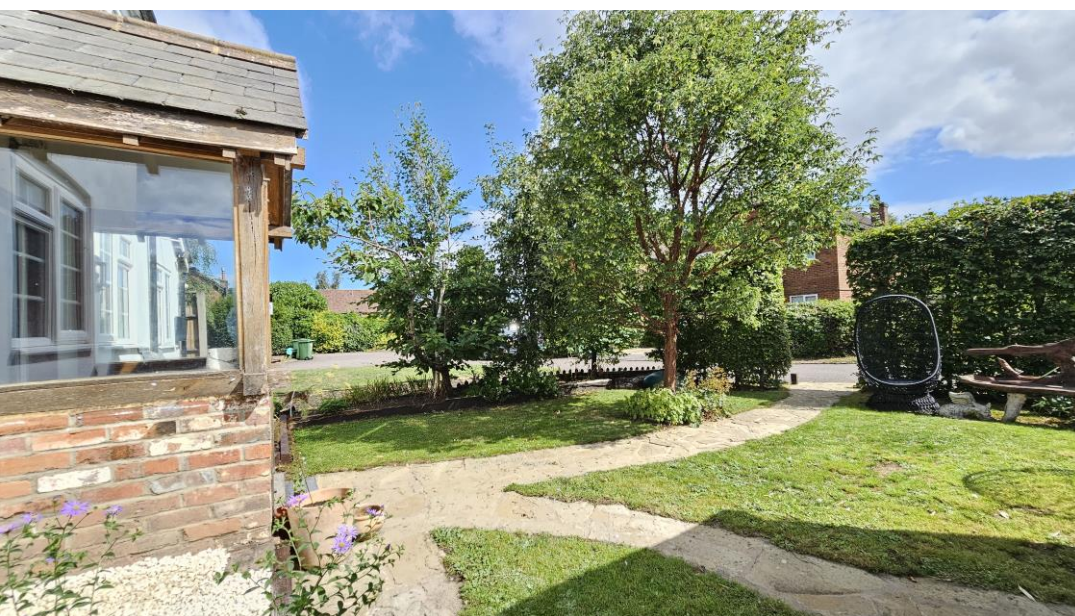


Ground Floor



First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
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: D
2025/2026: £2,355.65.

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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