

**POND COTTAGE
BEEDON**



Russell Marshall
Estate Agents

Pond Cottage

Beedon, Newbury, Berkshire, RG20 8SW

Guide Price £520,000

Approximately 7.5 Miles to Newbury

Approximately 10.7 Miles to Didcot

Approximately 3.5 Miles to M4 J13

- Freehold
- Detached House
- Rural Location
- Far Reaching Views
- Potential for further development or extension subject to obtaining planning permission
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor Bathroom
- Oil Fired Heating
- Two First Floor Bedrooms
- Good Sized Garden/Plot
- Approximately 0.3 of an Acre
- Ample Driveway
- No Onward Chain



Situation

Pond Cottage is nestled in the charming village of Beedon, located north of Newbury and boasts some of the most breath taking countryside the area has to offer. Nearby, Newbury is a pretty market town well renowned for its racecourse, situated on the banks of the River Kennet. The Kennet and Avon canal runs through the town. The town centre itself has a range of national and independent retailers, supermarkets, restaurants, a weekly market and the Corn Exchange, which has regular plays and concerts. Both the town centre and surrounding countryside offer a wide range of leisure and sporting facilities. Such as the Watermill Theatre and a choice of three golf courses within very close proximity. There are also well known Michelin star restaurants near by such as The Woodspeen and the well renowned Vinyard at Stockcross. Local Schools include Downe House, St Gabriel's, Cheam, Brokenhurst and Marlston House, Horris Hill, St Bartholomew's, Trinity and Park House all in easy reach. Newbury is superbly situated approximately an hour by road from London and Bristol on junction 13 of the M4. Approximately 45 minutes from both Oxford and Southampton on the A34. Newbury also has a mainline railway station with fast trains to London (Paddington) in approximately 40 minutes.



The Property

A detached house occupying a lovely rural position on the fringes of Beedon with far reaching views over farmland.

The property would benefit from general updating and offers potential for extension or re-development subject to obtaining the relevant planning permission.

On the ground floor the accommodation includes a separate Sitting room and Dining room, a Kitchen and a Bathroom.

Upstairs, there are two comfortable Bedrooms.

The property is offered with no onward chain.

Outside

Pond Cottage stands in a good sized garden/plot of approximately 0.3 of an acre. The garden is laid mostly to lawn and enclosed by hedging and fencing. A driveway at the front provides off street parking.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Services

Mains Water & Private Drainage
 Mains Electricity
 Oil Fired Central Heating

Council Tax Band: E

What 3 Words Location: ///paddle.hedge.worms



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