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### Description

Enjoying a wonderful position overlooking the idyllic Peasemore village green, this exceptional detached residence offers beautifully appointed, single-storey living in one of Berkshire's most picturesque settings. Thoughtfully renovated to an exacting standard, the property boasts versatile accommodation with four generous bedrooms, including a luxurious principal suite complete with dressing room and contemporary en suite shower room. A second bedroom also benefits from its own en suite shower room, while the stylish family bathroom serves the remaining rooms with equal distinction. Designed for modern living, the home's heart lies in the open-plan kitchen/dining/family area and the adjoining living room, both of which feature stunning vaulted ceilings and uninterrupted views across the village green. These light-filled spaces offer the perfect setting for entertaining or peaceful day-to-day living. Ideal for today's lifestyle, the layout offers flexibility where one of the bedrooms could be used as a spacious home office, perfectly suited for remote working or creative pursuits. The utility room thoughtfully separates the practical elements from the main kitchen space, ensuring a serene and sociable environment throughout. Originally transformed by the current owners in 2014, no detail was overlooked in the comprehensive renovation. The interiors were reimagined with new flooring and elegant décor, while the kitchen and bathrooms were tastefully replaced to the highest standards. The home also benefits from an oil-fired central heating system, a charming wood-burning stove, oak-framed double-glazed windows, and, more recently, the installation of FTP Gigaclear broadband and an EV charging point – all combining to create a future-ready home of rare distinction. Externally, the property continues to impress with ample driveway parking, a garage, and beautifully tended rear gardens that offer privacy and tranquillity. The front garden, enclosed with rustic fencing, opens to sweeping views that effortlessly frame the beauty of the surrounding landscape.

### Location

In 2011 West Berkshire Council designated a new Conservation Area, to be known as Peasemore Conservation Area. The property is part of a small residential area outside of the defined settlement boundary of Peasemore and within the North Wessex Downs National Landscape (formerly known as Area of Outstanding Natural Beauty) amidst the rolling West Berkshire countryside. Peasemore is a charming and historic village that offers the perfect





balance of rural tranquillity and vibrant community spirit. Steeped in heritage, this picturesque village lies conveniently between Newbury to the south and Wantage to the north, offering a peaceful retreat with excellent connectivity. The village enjoys a strong sense of community, centred around its traditional amenities including the beautiful parish church of St. Barnabus, a welcoming village hall, an award-winning country pub, and an active cricket club. A calendar of regular local events (see <https://peasemore-pc.gov.uk>) fosters a friendly and inclusive atmosphere, making it a delightful place to call home. Nearby Wantage or equidistant Newbury provide a comprehensive range of amenities including major supermarkets, high street retailers, a variety of restaurants and bars, and doctors' surgeries. For commuters, the A34 and Junction 13 of the M4 are within easy reach, offering swift access to Oxford, Reading, and the wider motorway network. Fast rail services from Newbury reach London Paddington in approximately 50 minutes. The area is well served by



an excellent selection of educational options. Esteemed independent schools such as Horris Hill, Thorngrove, Cheam, Elstree and St Gabriel's are all within easy reach, alongside the highly regarded Downs School. Nearby villages, including Beedon and Chieveley, also provide access to well-rated primary schools. While to the north, the superb range of schools includes St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington and Magdalen College School in Oxford, Abingdon School, together with St Helen's and St Katharine's in Abingdon. Peasemore offers an exceptional quality of life, combining the peace and beauty of village living with excellent access to amenities, transport links, and education.

**what3words**

[w3w.co/revisits.trusts.livid](https://w3w.co/revisits.trusts.livid).









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### Skagway, Newbury, RG20 7JP

Approximate Gross Internal Area  
Main House = 159.05 sq m / 1712 sq ft  
Garage = 22.30 sq m / 240 sq ft  
Total = 181.35 sq m / 1952 sq ft

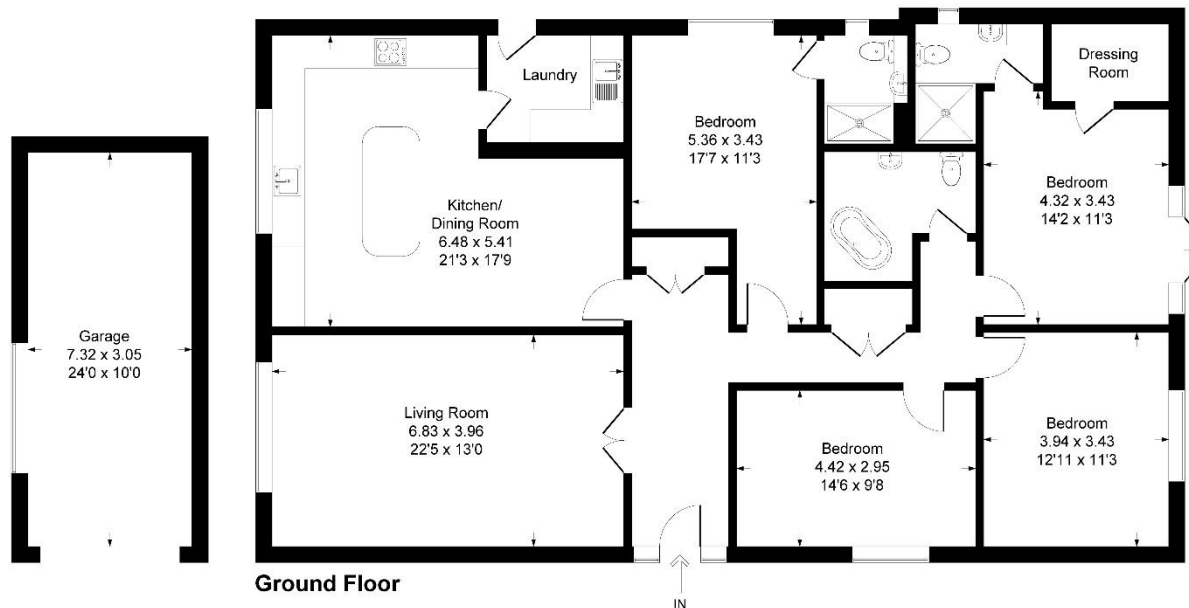


Illustration for identification purpose only, measurements approximate, and not to scale.

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### Tenure

Freehold.

### Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there.

### Utilities

Mains services connected with the exception of mains gas.

### Heating Type

Oil-fired central heating and wood-burning stove.

### EER

D. This band may be reassessed by West Berks Council.

### Council Tax Band

D. Potential C.

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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

#### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

#### DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).