



EASTBANK, BRIMPTON LANE, BRIMPTON

Berkshire, RG7 4TL



WITH PLANNING TO CREATE AN EXTENSIVE VILLAGE HOUSE

Grade II listed in an elevated position, Eastbank is believed to date back to 1848, with its timeless elegance evident in its striking grey brick exterior with red accents, hipped slate roof, and end stacks, with planning permission to to create a substantial extension.



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EPC

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Local Authority: West Berkshire Council

Council Tax band: G

Tenure: Freehold

All mains services. Oil fired heating.



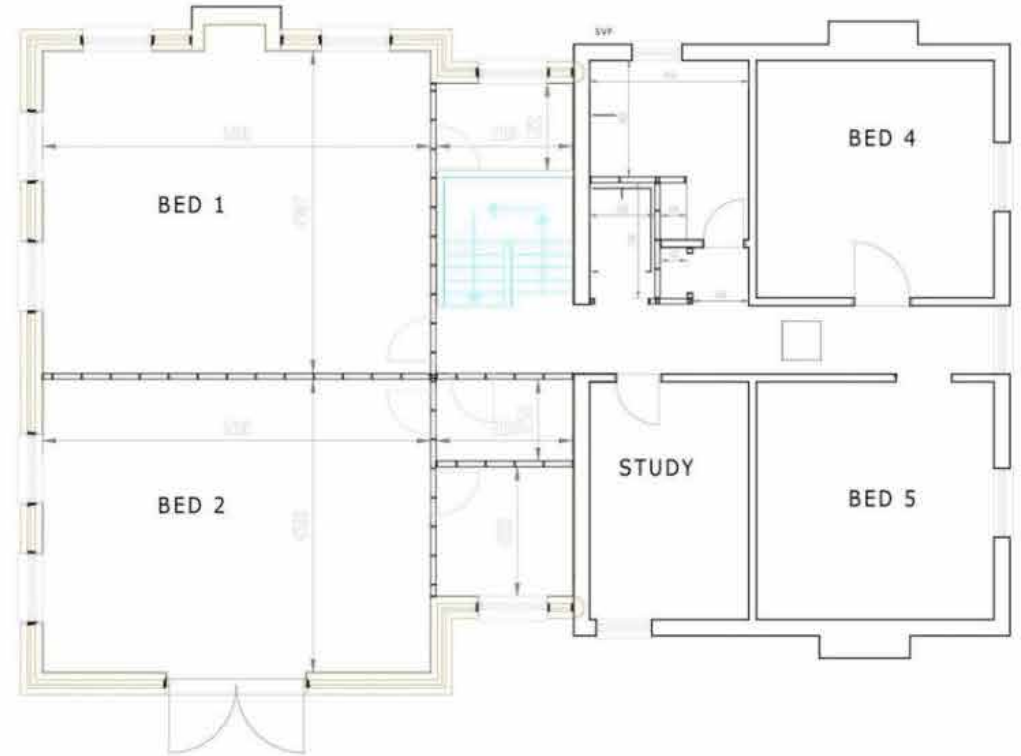
SITUATED IN THE HEART OF THE VILLAGE

Upon entry, the central hallway leads to the ground floor rooms, including a south-facing kitchen open to the dining area, a cosy sitting room with fireplace, and a spacious family bathroom. Upstairs are two double and two single bedrooms, plus a walk-in wardrobe. The interior blends original features with modern updates. What makes Eastbank even more exciting is the planning permission and listed building consent to create a substantial extension that will unlock its full potential extending the overall square footage to around 2,750 sq ft. Please note our clients have applied for a material amendment to their planning, altering the current permission. Please ask the agent for more information or see overleaf. Outside, a landscaped frontage with brick wall and topiaries gives elegant appeal. Side access leads to a level rear lawn, parking area, and a versatile office/workshop/garage with ample light. Set on about 0.23 acres, Eastbank offers a tranquil, picturesque setting.

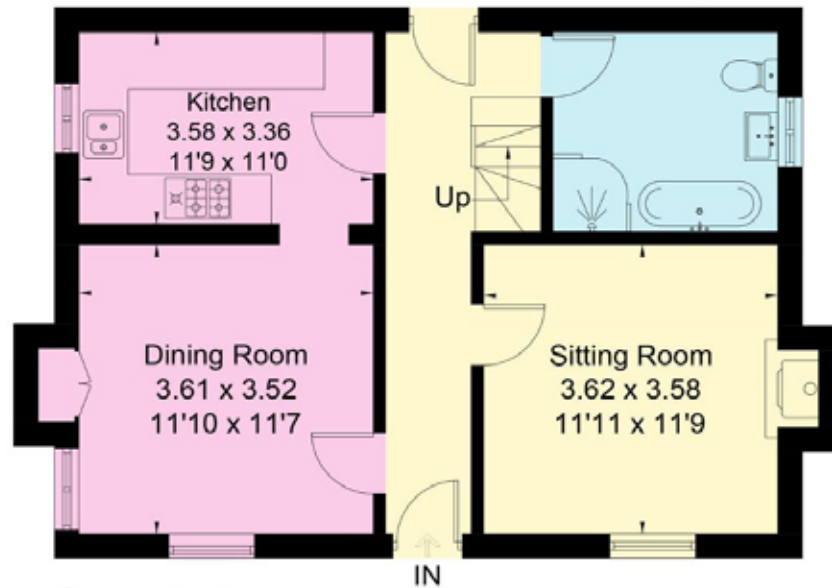




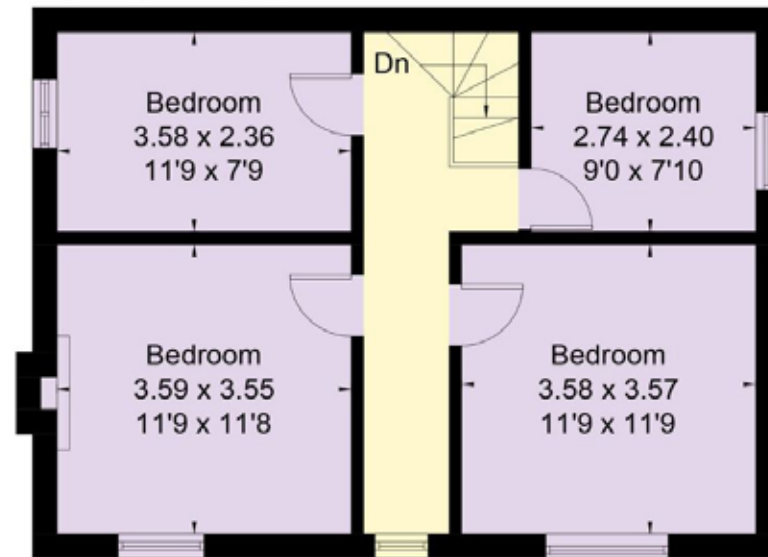
Planning drawings showing material amendment to current permission



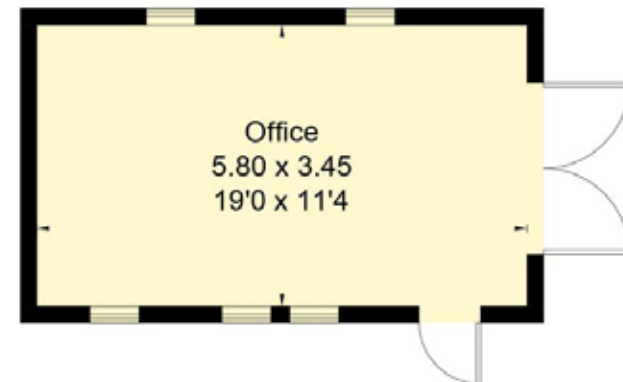
Approximate Area = 106.8 sq m / 1149 sq ft
Office = 20.7 sq m / 223 sq ft
Total = 127.5 sq m / 1,372 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Please note that the photos were taken in July 2023.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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