



FREEHOLD GUIDE PRICE

£535,000

Hallelujah

Leckhampstead RG20 8QG



An immaculate and updated detached bungalow, with attractive gardens and spacious accommodation, in an idyllic rural location yet just 10 minutes' drive from the M4 motorway at junction 13.

- Lovely rural location
- Just 10 minutes from J13 of the M4
- Downs school catchment
- Updated, immaculate accommodation
- Three bedrooms, two bathrooms

- Modern spacious kitchen
- Living room with wood-burner
- Delightful gardens
- Ample driveway parking
- Bike store and garden shed



LOCATION

Leckhampstead is a delightful rural hamlet on the north western side of Newbury within easy reach of J13 and J14 of the M4 motorway and of Wantage and Great Shefford. The property falls within the catchment of the highly regarded Downs Secondary School at Compton and there are local primary schools at Chaddleworth and Great Shefford. Newbury is the main centre and offers a comprehensive range of services and a mainline station within 41 mins of Paddington (fast direct time).

DESCRIPTION

The beautifully presented accommodation comprises an entrance porch, generous reception hall, lovely living room with fireplace and wood-burner, adjacent dining area with attractive flooring and there is a large kitchen at the rear of the bungalow overlooking the garden. The garage has been part converted to create a utility area and bathroom and the remainder is a useful bike store. The three generous bedrooms offer wardrobes and there is a modern re-fitted shower room.





OUTSIDE

The property is approached via a generous gravel driveway with parking for several cars and the remainder is attractively laid to lawn with fencing on the boundary. There is gated access via the side of the bungalow to the west facing rear garden which extends approximately 50' and is laid to lawn with a patio area adjacent to the property. There is a large and very useful shed and wood store and delightful view across paddocks to the rear.

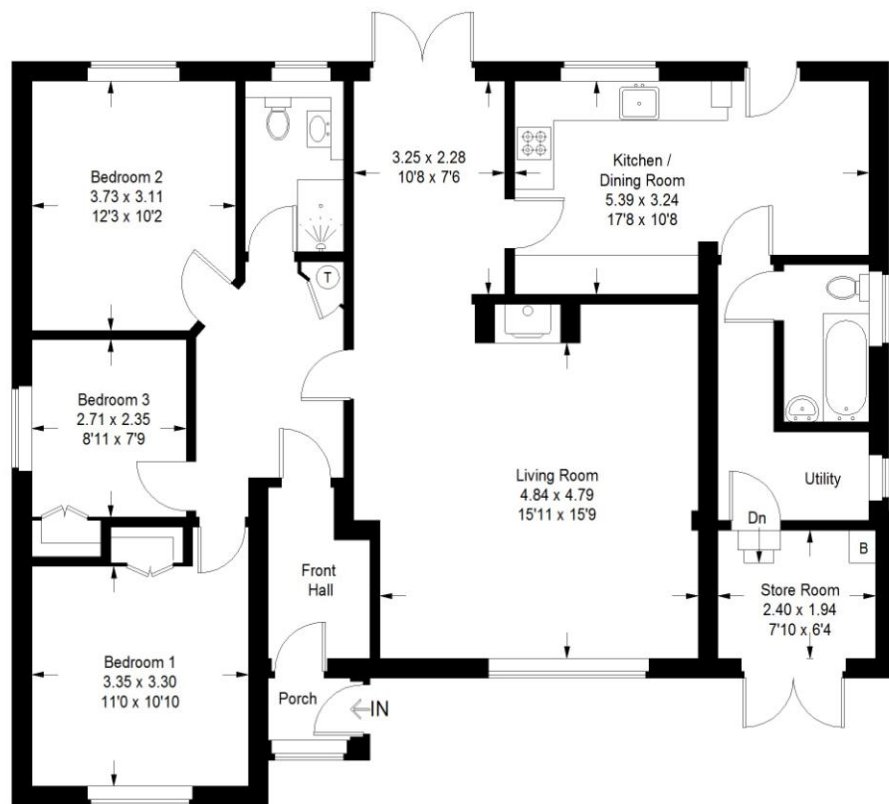
DIRECTIONS

From Newbury take the B4494 Wantage Road and cross over Snelsmore Common, dropping down through the S-bends and under the motorway on the way to Wantage. After passing the Crab & Boar on your right continue for a further mile and a half and turn left at the crossroads signposted Leckhampstead. At the top of the hill turn right and pass the church where Hallelujah can be found on the left after a further half mile.



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Approximate Gross Internal Area
122.4 sq m / 1317 sq ft



SERVICES

Electricity and water are connected. Septic tank drainage. The property operates on oil fired central heating and benefits from double glazing. Energy efficiency rating E.



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