

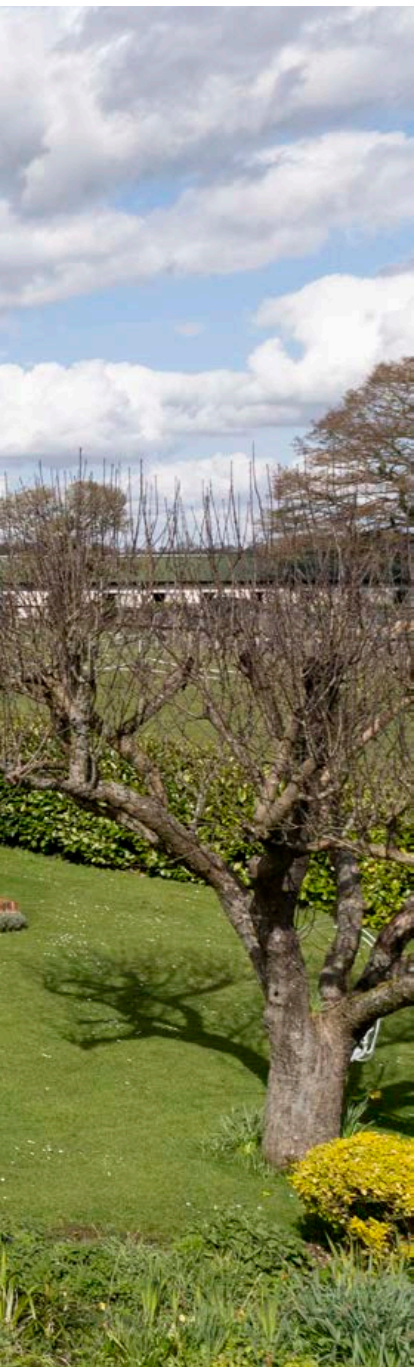


# Longways

Leckhampstead, Berkshire







# An immaculate, contemporary house with far reaching views.

M4 (Junction 13/A34) 6 miles, Newbury 7 miles (London Paddington from 40 minutes), Hungerford 8 miles, Wantage 8.5 miles,  
Didcot 13 miles (London Paddington from 38 minutes), Marlborough 19 miles, Oxford 23 miles  
(Distances and times approximate).



## Summary of accommodation

Entrance hall | Sitting room | Kitchen/dining room | Utility room | Two bedrooms with ensuite bathrooms

Principal bedroom with ensuite bathroom | Guest bedroom with ensuite bathroom | Study area

## Garden and Grounds

Gardens | Terrace | Parking

**In all about 1/4 acre**

## Situation

Times and distances are approximate



M4 (J13/A34) 6 miles



Direct train services to London Paddington from Newbury and Didcot Parkway



London Heathrow 47 miles



### Private schools:

Cothill

Elstree

Cheam

St Gabriel's

St Helen and St Katherine

Abingdon

Marlborough College



The Watermill Theatre



The Woodspeen Restaurant & Cookery School



The Ridgeway and numerous footpaths and bridleways across the Berkshire Downs



West Berkshire Golf Club





## Longways

Longways is set back from the village lane, surrounded by beautiful countryside, designated as an Area of Outstanding Natural Beauty, with the nearby, popular village of Chieveley providing a church, doctor's surgery, village store, post office and primary school.

Newbury offers more extensive facilities including a Waitrose supermarket, whilst Hungerford has shops, boutiques and coffee shops.

The property was fully renovated in 2022 with high attention to detail and now offers a well laid out and flexible living space. Integrated with Apple Smart Home and full fibre broadband, many aspects of the home can be controlled remotely. With high-quality fittings in the deVol fitted kitchen, such as the ESSE electric range cooker and Miele appliances, this is a fantastic living/entertaining space that opens onto a reclaimed York stone terrace. Across the hallway, with its bespoke staircase, the sleek lines of the Planika bioethanol ribbon fireplace complement the light-filled living room. Two bedrooms with accompanying bath or shower rooms and a utility room complete the ground floor.

Upstairs, two generously sized bedroom suites lead off an open landing/study area where eaves storage space has been cleverly maximised. An oak framed balcony off the principal bedroom affords far reaching views across the surrounding countryside.

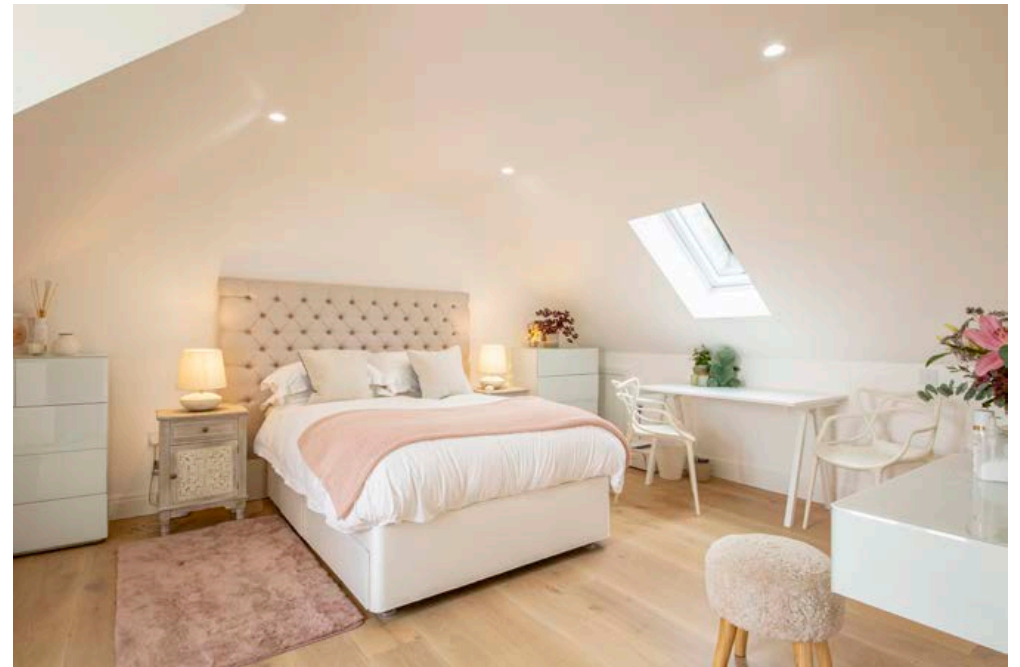




BEDROOMS AND BATHROOMS







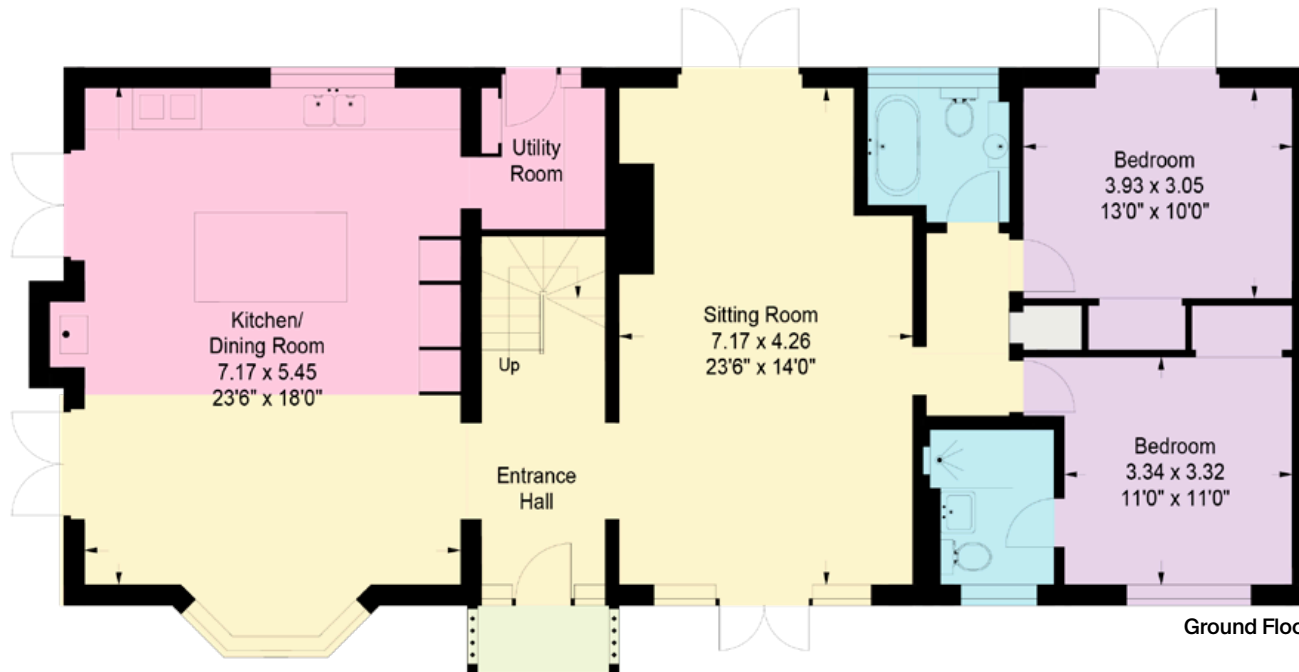
# FLOORPLANS

Approximate Gross Internal Floor Area

197 sq m / 2,121 sq ft



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Outside

Longways sits centrally within its garden and to the rear there is water and electrical supply in place for a hot tub and sauna. The parking area to the front of the house, has wiring in place for an electric car charging point.

## Property Information

**Services:**

Mains water and electricity. Private drainage. Oil heating.

**Tenure:**

Freehold.

**Local Authority:**

West Berkshire Council  
01635 551111

**Council Tax:**

Band D

**EPC:**

Band C

**Postcode:**

RG20 8QY

**what3words:**

//rock.clogging.bloomers

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





**Hungerford**  
Ramsbury House  
22 High Street, Hungerford  
RG17 0NF

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Reference: MPHNG012497906. Particulars dated April 2024. Photographs and videos dated March 2024.

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