



Northenby Cottages
North End, Hampshire



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A charming period property with land
in a peaceful, edge of village setting.

Hall | Drawing room | Dining room | Sitting room | Study | Kitchen | Larder
Cloakroom | Utility/boot room | Boiler room

Principal bedroom with bathroom and dressing room | Three further bedrooms | Shower room

Delightful mature garden and paddock with four-bay barn | Double garage and garden store

In all about 3.69 acres

Newbury 6 miles (London Paddington from 40 minutes), Hungerford 7 miles, M4 (Junction 13) 10 miles,
Whitchurch 13 miles (London Waterloo from 60 minutes), Oxford 34 miles
(Distances and time approximate)



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Hampshire

Northenby Cottages is situated in North End, a small village about six miles southwest of Newbury, at the foot of the Hampshire/Berkshire Downs.

The area is well known for its attractive and gently undulating countryside with winding country lanes.

The nearby villages of Woolton Hill and Kintbury provide local day-to-day amenities, both with a doctor's surgery. More comprehensive services are available in Hungerford and Newbury.

There are excellent communications with access to the M4 and A303 via the A34 and by rail via Newbury station to London Paddington or Whitchurch to London Waterloo.

There are a number of well-regarded schools in the area including Horris Hill, Brockhurst, Thorngrove, Cheam, Bradfield College, St Gabriel's, Downe House and St Swithuns, Marlborough College and Winchester College.

For Sale Freehold

Northenby Cottages is a property of great character and charm; it is believed to date from 1650 with later additions in 1949 and 2004; it is Grade II listed.

The rooms are well-proportioned and include a wonderfully light, double-aspect drawing room with open fire and door leading onto a sheltered terrace.

The south-facing kitchen has an adjacent larder and overlooks the pretty garden.





There is a formal dining room with a light hall leading onto a sitting room with wood burning stove and adjacent study.

The principal bedroom overlooks the attractive garden and has a bathroom with shower and dressing room.

Off the large landing there are three further bedrooms and a shower room.

Outside

The property is approached via a gravel drive leading to a parking area and double garage with storage above.

There is a garden store/shed with lean-to and workshop.

The pretty gardens are mainly laid to lawn with a variety of mature trees and shrubs and orchard and kitchen garden.

Beyond the garden is a paddock with a four-bay barn.

Accommodation

See floor plans.

Services

The house has mains electricity and water. Private drainage. Oil heating. There is no water or electricity in the barn.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Basingstoke and Deane: 01256 844 844

Council Tax

Band G

EPC Rating

Grade II listed

Directions

From the M4 junction 13, take A34 south signed to Newbury. Take the second exit signed to Hungerford and Newbury turning right onto the A4 towards Hungerford. After about 1.3 miles turn left signed to Marsh Benham and Hamstead Marshall continuing over the railway crossing and the bridge over the canal. At the top of the hill turn left signed to Hamstead Marshall. Continue for just under a mile and at the staggered crossroads proceed straight across, signed to Holtwood and East Woodhay. After about half a mile and by a post box turn right signed to Gore End and East Woodhay.

Proceed for another half mile and at the T-junction turn left and then immediately right signed to North End. At the grass triangle bear left and proceed along the lane; the drive for Northenby Cottages will be found on the left-hand side.

Postcode

RG20 0AY

Viewing

Viewing by prior appointment only with the Agents.

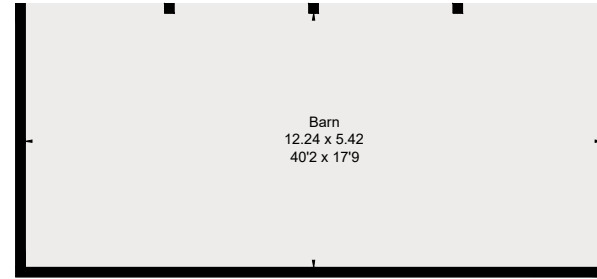


Approximate Floor Area = 255.2 sq m / 2747 sq ft

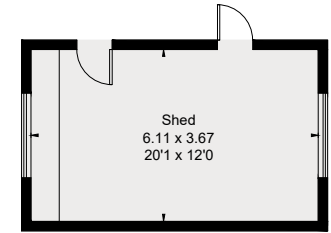
Garage = 34.8 sq m / 374 sq ft

Total = 290 sq m / 3121 sq ft (Excluding Open Barn / Shed)

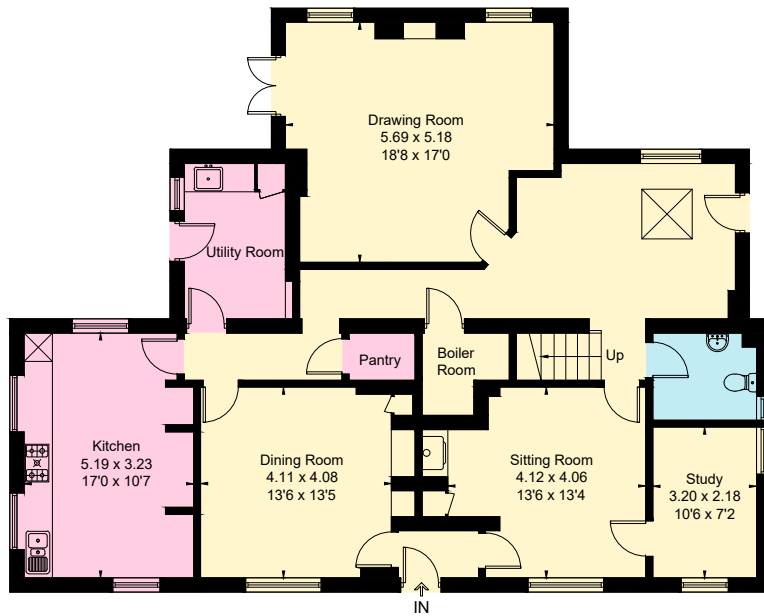
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



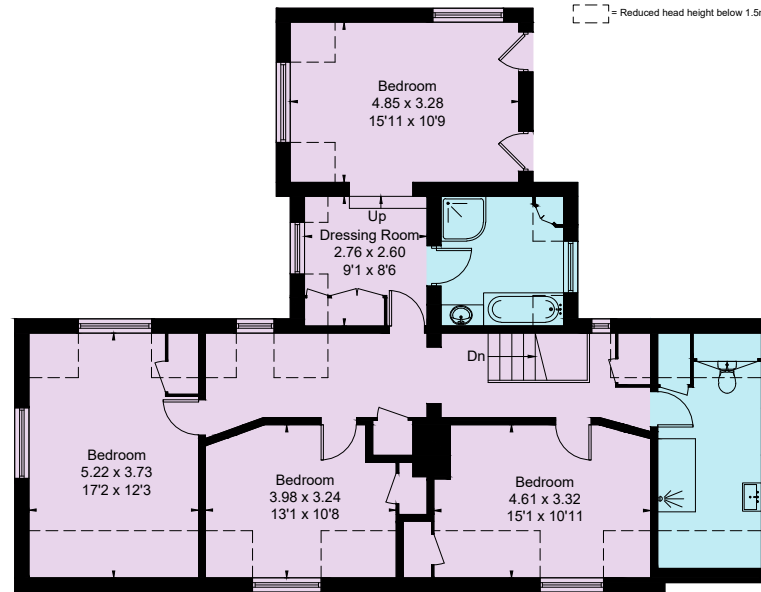
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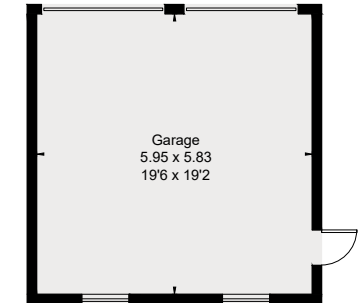
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Connecting people & property, perfectly.

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated May 2024. Reference: RMCW/HNG012460149

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