



A photograph of a two-story brick cottage with a prominent chimney and large glass windows. The house is surrounded by a lush green lawn and mature trees. A patio area with a white umbrella is visible in the foreground. The scene is captured in bright daylight with long shadows cast across the grass.

Well Cottage

Newtown Common, Hampshire



Well Cottage

Newtown Common, Hampshire

Charming period cottage situated in a private,
yet accessible location.

Hall | Sitting room | Study/playroom | Kitchen/breakfast room | Utility/boot room with wc

Principal bedroom with shower room | Two further bedrooms | Family bathroom

Pretty garden with outbuilding, garden store, greenhouse and terrace

Newbury Station 3 miles (London Paddington 50 minutes), A34 2 miles, J.13 M4 junction 6.5 miles,
Whitchurch 10 miles (London Waterloo 60 minutes), Hungerford 11.5 miles
(Distances and times approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

01488 682726
rob.wightman@knightfrank.com

knightfrank.co.uk



Hampshire/Berkshire border

Well Cottage is a delightful property of enormous character and charm, situated on the edge of Newtown Common, about three miles to the south east of Newbury.

The property is well placed for excellent communications with trains from Newbury to Paddington taking about 50 minutes and Whitchurch to Waterloo in about an hour.

The A34 provides fast access north and south to the M4, A303 and M3.

The area is well served by many good state and independent schools including St Bartholomew's, Horris Hill, Downe House, Thorngrove, Cheam and St Gabriel's.

There are a wide range of shops, restaurants and recreational facilities in Newbury including a Waitrose, Newbury Racecourse, The Woodspeen Restaurant and Cookery School and Watermill Theatre.

For Sale Freehold

Well Cottage is privately situated in a peaceful, rural location and is believed to date from mid 1700's with a later, two storey oak framed extension.

The versatile accommodation is tastefully presented and includes a wonderfully light sitting room with woodburning stove and views over the garden and a fantastic kitchen/breakfast room with electric Aga, tiled floor and door into the garden.

The hall has a wood burning stove and leads into a study/playroom with open fire.

The main bedroom has a vaulted ceiling and shower room and enjoys wonderful west-facing views over the delightful rear garden.





There are two further bedrooms which share a bathroom.

The outbuilding has electricity and subject to planning it may be possible to convert it into additional accommodation.

Garden

The attractive garden is incredibly private and is mainly laid to lawn with a variety of trees and shrubs.

There are a number of raised beds, a garden store and greenhouse on the north east side of the cottage.

A useful outbuilding, currently used for storage purposes, has potential to be converted into a home office or studio, subject to planning.

Doors from the sitting room and kitchen lead onto a secluded terrace, ideal for outdoor entertaining.

There is parking for a number of cars to the front of the cottage on The Common with a path leading to the front door.

The Common is ideal for walking and riding.



Accommodation

See floorplans.

Services

Mains water and electricity. Electric boiler and Aga.
Newly installed sewage treatment plant.

Fixtures and Fittings

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

Agent's Note

Please note the owner of the property is a Knight Frank partner.

Local Authority

Basingstoke & Deane District Council.
Tel: 01256 844844

Post Code

RG20 9DE

Directions

From the M4 (Junction 13) travel south on the A34, bypassing Newbury. Exit the A34 at Tothill and at the top of the slip road take the first exit off the roundabout. Follow this road for approximately 1 mile and take the turning on the left signposted to Horris Hill School. Follow the track over The Common for a short distance before taking the first turning on the right. Continue on the track and bear right at Honeysuckle Cottage. Proceed along the track and take the first left which drops down to Well Cottage.

Viewing

Viewing by prior appointment only with the agents.



Approximate Floor Area = 149.8 sq m / 1612 sq ft

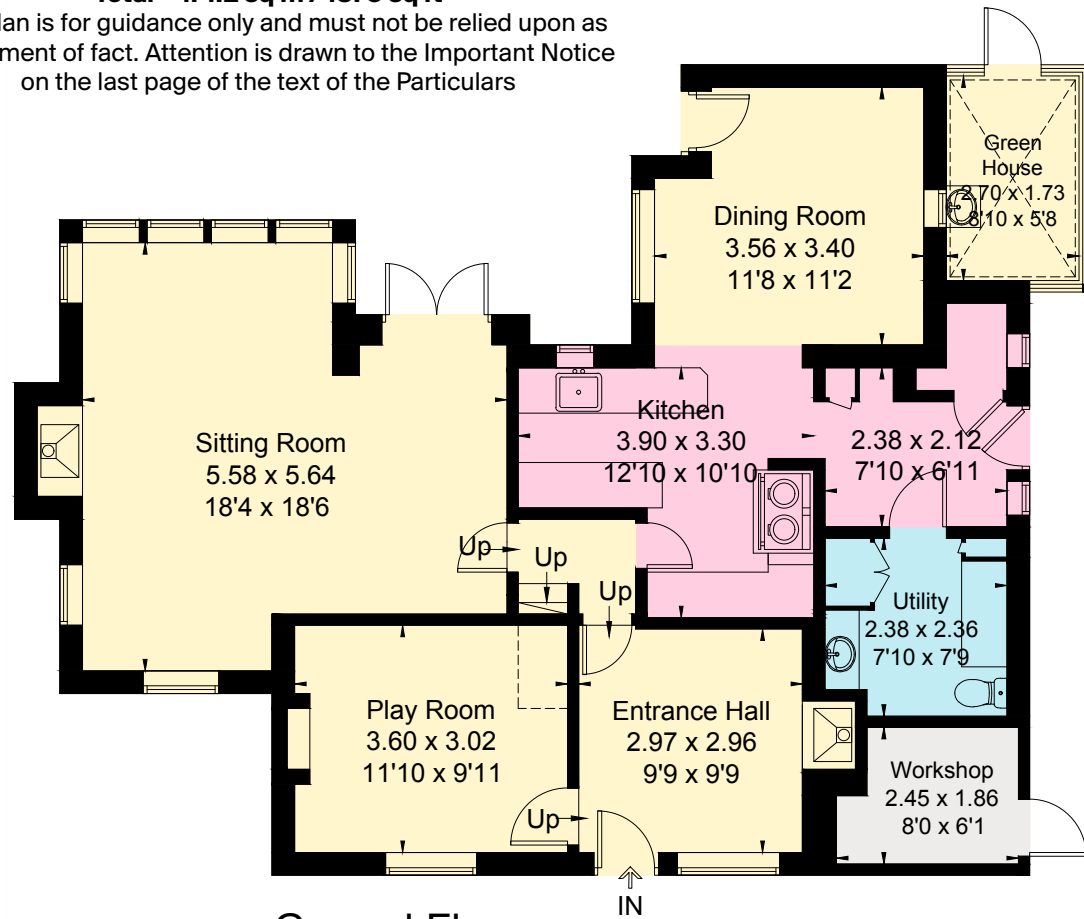
Green House = 4.7 sq m / 50 sq ft

Workshop = 3.9 sq m / 42 sq ft

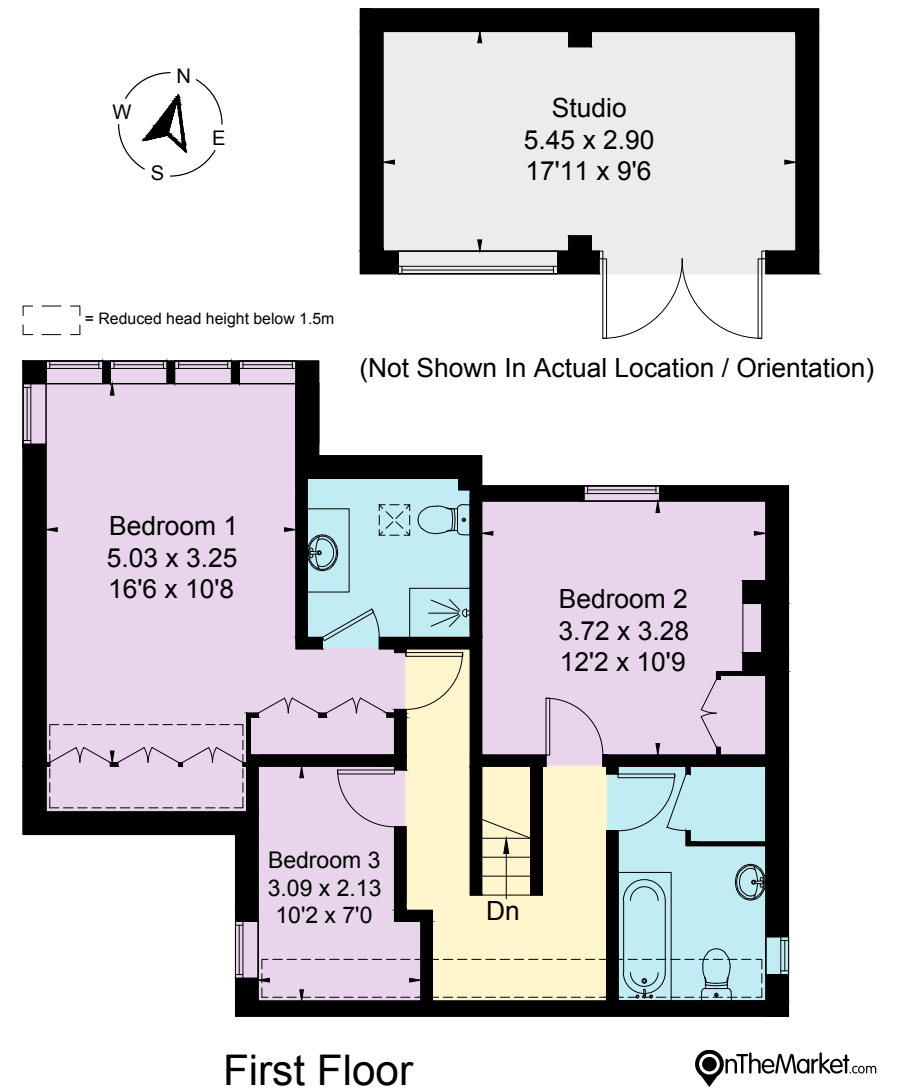
Studio = 15.8 sq m / 170 sq ft

Total = 174.2 sq m / 1875 sq ft

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



Ground Floor



First Floor



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 September 2024. Photographs and videos dated September 2024. Reference: RMCW/HNG012455822. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

