



WOODCOTE

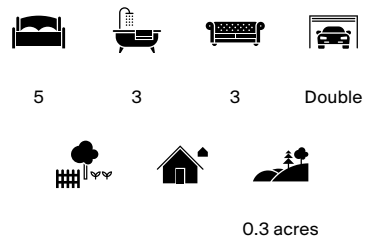
Eastbury, Berkshire





A CHARMING VILLAGE COTTAGE

With good accommodation situated in the centre of this popular Downland village.



Distances: Lambourn 1.5 miles, Hungerford 7 miles, Didcot 18 miles, Newbury 12 miles
M4 (J14) 4 miles, London (Paddington) 50 minutes from Newbury and 40 minutes from Didcot
(All distances & times are approximate)

Local Authority: West Berkshire Council

Council Tax band: G

Tenure: Freehold



SITUATION

The property is situated in the heart of the popular village of Eastbury, in the picturesque Lambourn Valley, surrounded by rolling downland which provides excellent walks and riding. Within the village is an excellent pub and pretty church. There are good local facilities in nearby Lambourn and Hungerford with a wider range available in Newbury and Marlborough. Communications are excellent with junction 14 of the M4 being only 5 miles distant. Rail services from both Didcot and Newbury, take less than an hour to reach Paddington. There are good schools in the immediate area.





THE PROPERTY

This pretty Grade II listed house is believed to date from the 17th century with later additions. The accommodation extends to 2,775 square feet and includes two particularly impressive reception rooms, namely the Drawing room and Dining room. The gardens are principally laid to lawns with ornamental trees and shrubs, including mature fruit trees. In addition, there is a sheltered southeast facing terrace adjoining the house. There is also a summer house and a large detached garage with loft over.

PROPERTY INFORMATION

Services: Mains water, electricity and drainage. Oil-fired central heating.

Post Code: RG17 7JN

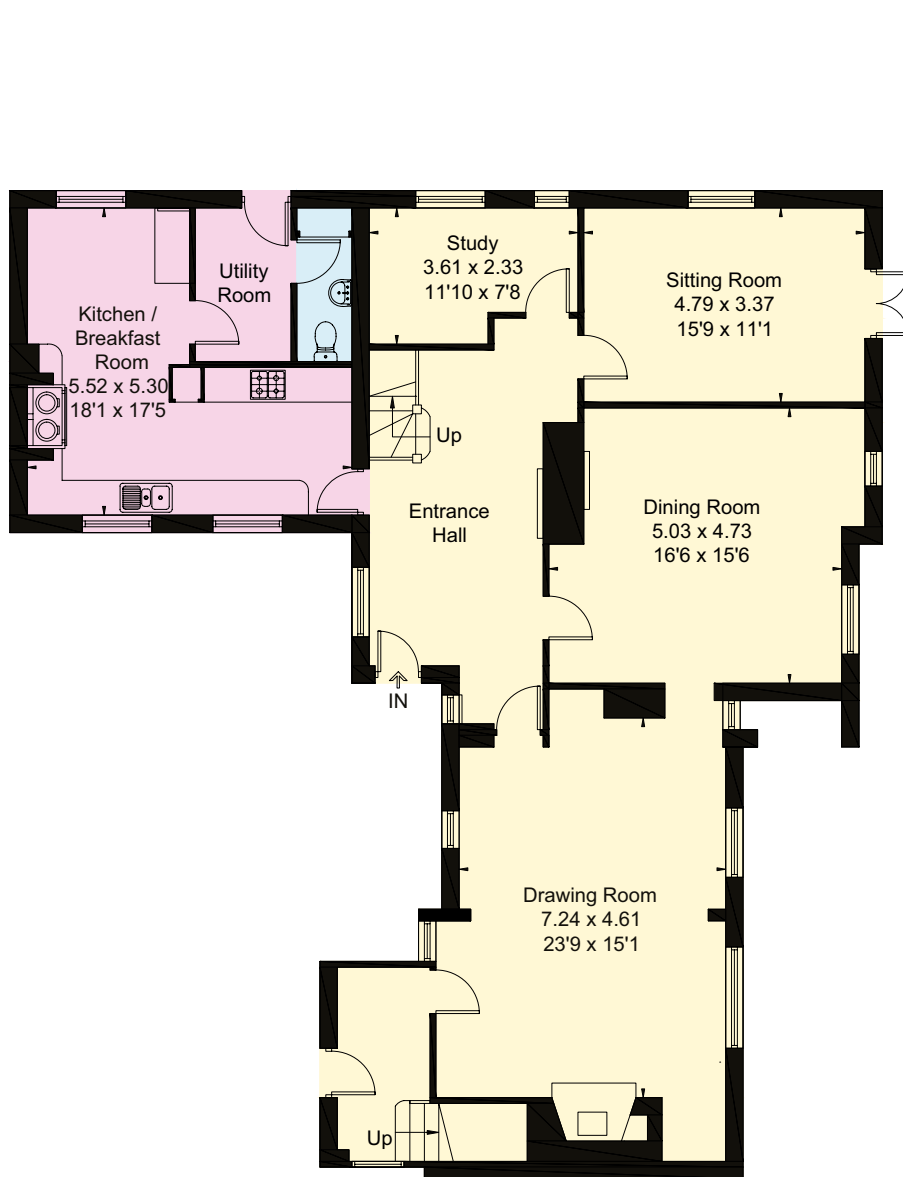
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Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

EPC: Rating E

Viewing: Viewing by prior appointment only with the agents.





Ground Floor

Approximate Gross Internal Area
257.8 sq m / 2,775 sq ft



First Floor

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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

We would be delighted
to tell you more.

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