



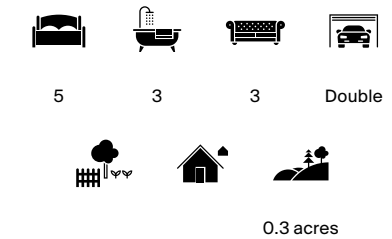
WOODCOTE

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.

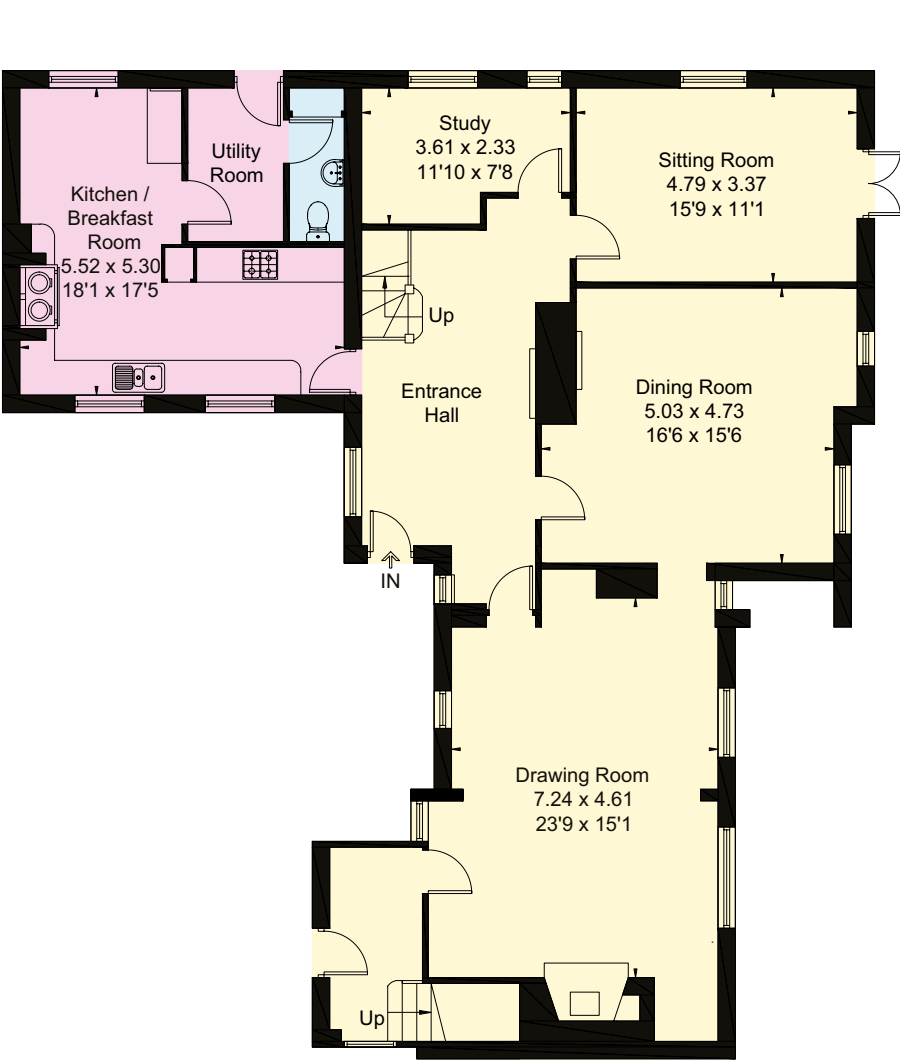
Post Code: RG17 7JN

what3words: ///coasting.prouder.goodbyes

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.

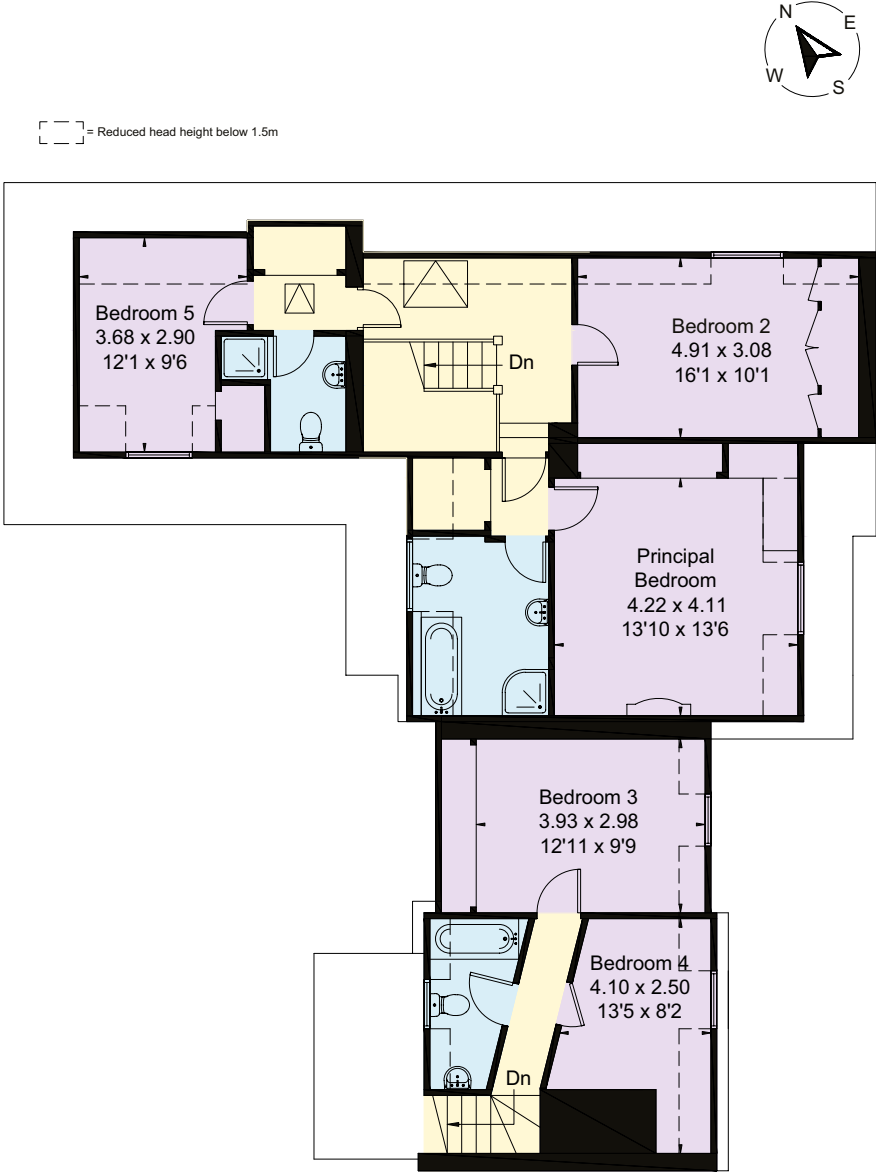
EPC: Rating E

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.

We would be delighted
to tell you more.

Mark Potter

01488 682726

mark.potter@knightfrank.com

Knight Frank Hungerford

Ramsbury House, 22 High Street

Hungerford, RG17 0NF

Fiennes McCulloch

01488 688548

fiennes.mcculloch@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 July 2025. Photographs and videos dated March and July 2025. Reference: MP/ HNG012482810. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.