






MALT COTTAGE

Hill Green, Leckhampstead, Berkshire



A PRETTY COTTAGE WITH LIGHT, VERSATILE ACCOMMODATION ON THE EDGE OF A POPULAR, PRETTY HAMLET

Malt Cottage is a beautifully presented property situated in a peaceful setting and enjoying wonderful rural views. In all about 0.4 acre (increasing to about 0.74 acres with additional land currently being purchased)

			EPC
4	2	4	E

Outside: Garden, Outbuilding, Summerhouse
Local Authority: West Berkshire District Council
Council Tax band: F
Services: Mains electricity and water, private drainage. Oil heating.
Postcode: RG20 8RB
What3words: ///workshop.hotspot.wobbling
Tenure: Freehold



LOCATION

Malt Cottage is located in Hill Green, a quiet hamlet to the North of Newbury close to the villages of Chieveley and Peasemore with their churches, public houses, primary school, doctor's surgery and store. The delightful hamlet lies on the southern slopes of the Berkshire Downs, in an area of Outstanding Natural Beauty.

Hill Green is well placed for the market towns of Hungerford, Newbury and Wantage all of which provide good shopping and recreational facilities. There are well many well-regarded state and independent schools in the area including Chieveley Primary School, The Downs Secondary School, Brockhurst & Marlston House, Elstree, St Gabriels and Downe House.

Communications are excellent with Junction 13 of the M4 being about 5 miles away. Newbury 7 miles (London Paddington about 50 minutes), Wantage 9 miles Didcot 14 miles (London Paddington about 45 Minutes), Marlborough 21 miles Oxford 25 miles. All distances and times approximate.

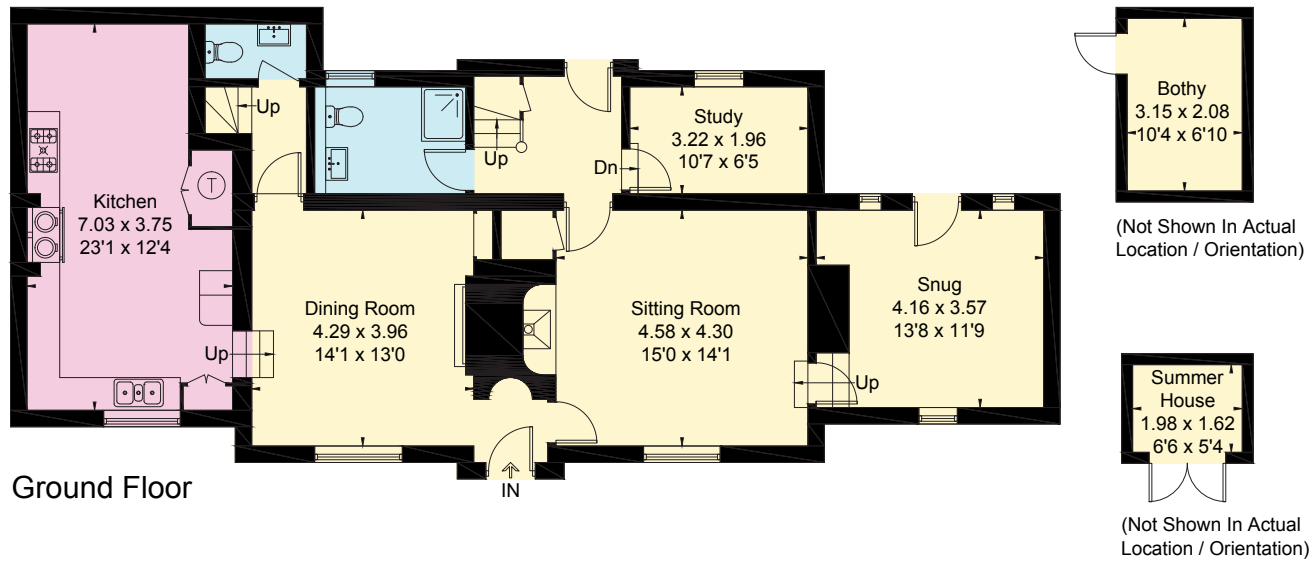
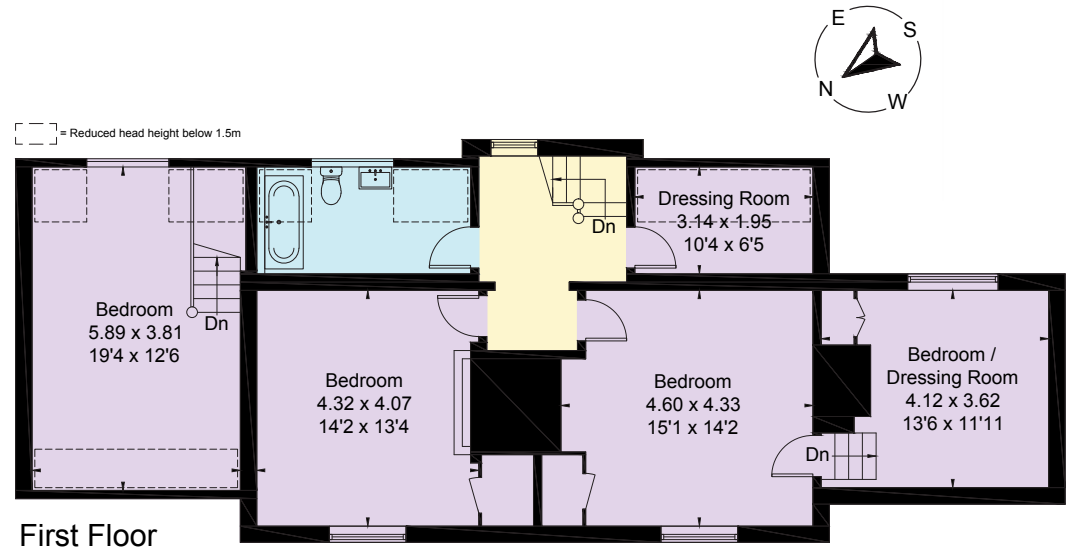
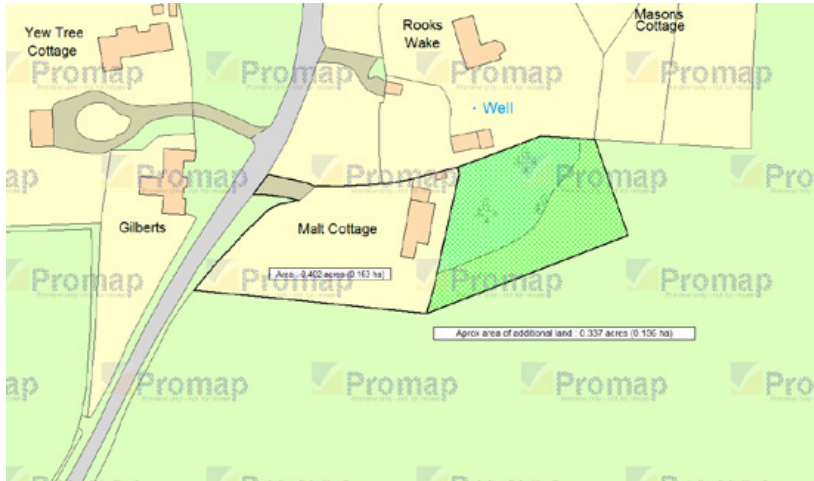


THE PROPERTY

Malt Cottage is Grade II listed and is believed to date from 1780. It enjoys fantastic views over unspoilt farmland and is tastefully presented with well-proportioned and light rooms. There is a dining room with fireplace, sitting room with woodburning stove with steps leading down to a snug/cinema room. There is planning permission to add a conservatory off the snug. There is a study, shower room and a well-appointed kitchen with an Aga and French windows leading onto a sheltered terrace with wonderful rural views.

There are two staircases, one leading to a bedroom, the other providing access to a bathroom and two further bedrooms. A fourth bedroom is accessed through the main bedroom and could be used as a nursery, dressing room or converted into a bathroom, subject to planning. A walk-in wardrobe on the landing has potential to be converted into a small bedroom or further bathroom, subject to planning.

The property is approached via a gravel drive leading to a pretty garden which mainly laid to lawn with a variety of mature trees, shrubs, rose garden and fruit cage. There are a number of sheltered terraces and deck areas that provide wonderful outdoor entertaining space. There is ample space to create garaging, subject to planning. Additional land is being purchased to the east of the property.



Approximate Gross Internal Area = 220.1 sq m / 2369 sq ft
Outbuildings = 9.8 sq m / 105 sq ft
Total = 229.9 sq m / 2474 sq ft

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.

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