

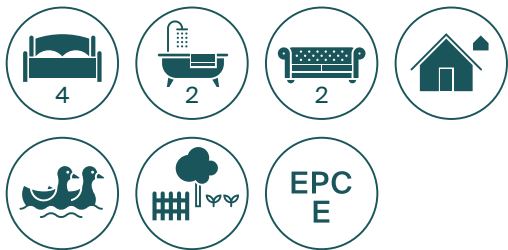
# Brigstock Cottage Eastbury Berkshire







## Delightful cottage with flexible accommodation in a popular village.



The pretty village of Eastbury lies to the north west of Hungerford in the Lambourn Valley. It is surrounded by rolling countryside, in a Conservation Area and an Area of Outstanding Natural Beauty. The River Lambourn is designated a Site of Special Scientific Interest.

Eastbury is well placed for access to the M4 at Junction 14 (5 miles) and for train services to London Paddington from Hungerford (8 miles) and Newbury (13 miles) with journey times of about an hour.

The village has a church, village hall and a popular pub with a number of other good pubs/restaurants located nearby.

There are a number of good shops in the nearby villages of Lambourn and Great Shefford with more extensive shopping in nearby Newbury and Hungerford.





There are many excellent state and independent schools in the area including Pinewood and Marlborough College.

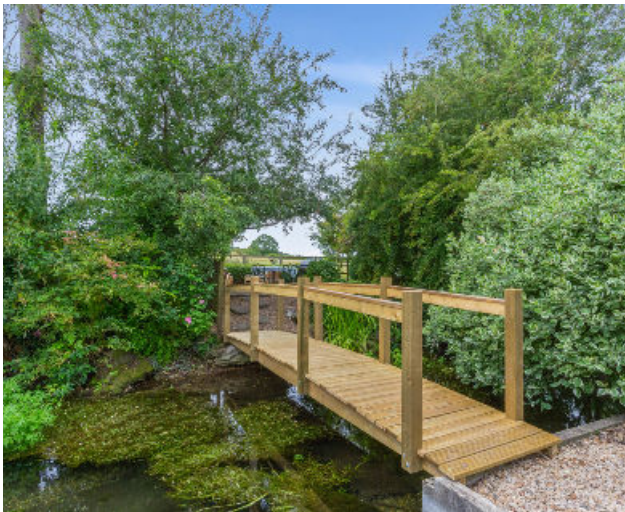
Brigstock Cottage is a pretty detached property believed to date from the 17th century; it is not listed. It is beautifully presented and has enormous character and charm.

The kitchen/breakfast room is light and bright and has a useful office/playroom above.

There is an attractive sitting room with exposed beams and a woodburning stove.

The accommodation is flexible with four first floor bedrooms and a shower room with a study/bedroom 5 and bathroom on the ground floor.

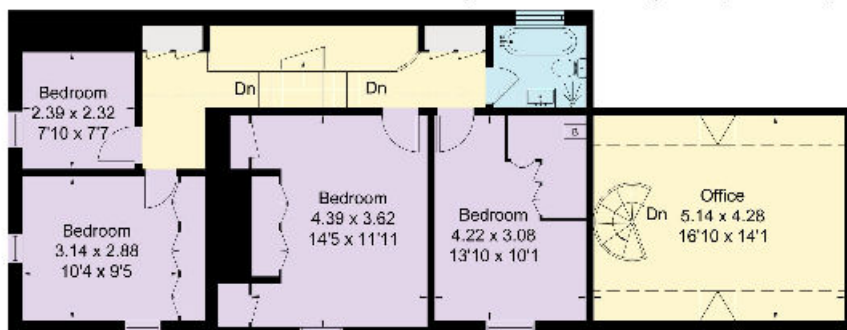
A summer house overlooks the delightful garden which is mainly laid to lawn with a variety of beds, shrubs and a pond.



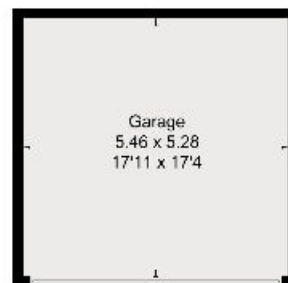
*Lambourn 1.5 miles,  
M4 (J14) 5 miles,  
Hungerford 8 miles (London Paddington 60 minutes),  
Newbury 13 miles  
(Distances and times approximate.)*



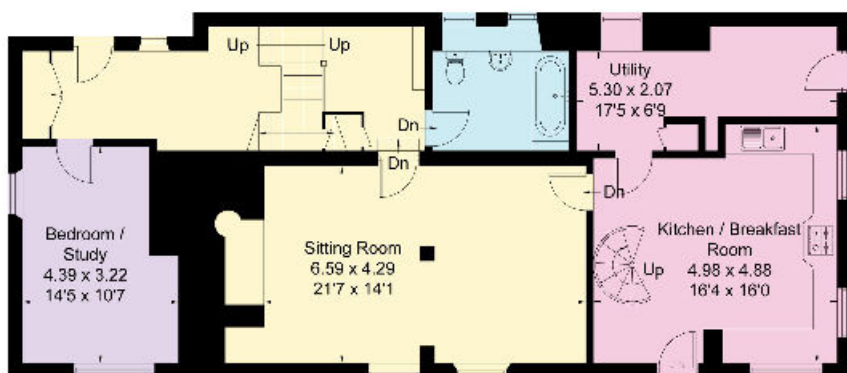
Approximate Area = 203.5 sq m / 2,190 sq ft  
 Conservatory = 13.4 sq m / 144 sq ft  
 Garage = 28.8 sq m / 310 sq ft  
 Total = 245.7 sq m / 2644 sq ft  
 Including Limited Use Area (16.6 sq m / 179 sq ft)



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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There is a shed, log store and vegetable patch. The conservatory is accessed from the garden.

Across the road from the cottage is a gravelled parking area, double garage and bridge over the The River Lambourn which leads to a secluded waterside terrace with wonderful rural views.

## Services

Mains electricity, water, and drainage. Oil central heating. Gigaclear broadband.

## Local Authority

West Berkshire Council: Tel: 01635 42400.

## Post Code

RG17 7JN

## Directions

From Junction 14 of the M4 take the A338 north towards Wantage. After about 3 miles turn left in Great Shefford signposted to East Garston. Continue through East Garston and into Eastbury. Brigstock Cottage will be found at the far end of the village on the right hand just after the turning for The Hermitage. There is parking opposite the gate into the garden.

## Viewing

Viewing by prior appointment only with the Agents.



**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.

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Particulars dated August 2020. Photographs and videos dated August 2020.

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