



**SOUTH COTTAGE, POUNDS FARM
EAST GARSTON**

BREARLEY & RICH
ESTATE AGENTS

South Cottage, Pounds Farm, East Garston, Berkshire, RG17 7HU

M4 (Junction 14) Approximately 6 miles; Marlborough 17 miles; Newbury 13 miles; Rail link to London Paddington from Hungerford (9 miles) in approximately 1 hour.

A charming thatched Grade II Listed semi-detached cottage within a small cluster of other farm cottages and farm buildings and located on the outskirts of this picturesque and friendly village. The property is found some two miles along a single track road and with the most scenic countryside on its door step. The property has plenty of character features including: exposed beams, a brick inglenook fireplace and a wood burning stove.

* Rural location* Cloakroom * Sitting room/Dining room * Kitchen/breakfast room * Utility room/study * Three bedrooms * Bathroom* Beautiful garden * Parking *
* Spectacular countryside and gallops all around *



EAST GARSTON

This highly desirable and picturesque village is ideally located being just a ten minute drive from J14 of the M4 and is one of very few villages in the area that does not have a main road running through it. The village nestles perfectly within the famed Lambourn Valley and is surrounded by stunning countryside. The river Lambourn, a chalk bed river, calmly meanders through the village. East Garston has a friendly and active social community, with numerous clubs, teams, events and activities that run throughout the year and to suit all ages. The village has a pub, The Queens Arms, which is a superb Gastro Pub/Hotel. There is also a social club and village hall. The market town of Hungerford, well-known for its antique trails, is just 7 miles away and offers a large supermarket and a further selection of shops and cafes, as well as a frequent train service to London, in about an hour. Newbury is approximately 11 miles away offering a wider range of shops and facilities and with various high street brands. Lambourn is a larger village situated 3 miles away with a sports centre and a range of shops including: supermarket, bakers, butcher and chemist. The Lambourn Valley is also served by an excellent doctors surgery.



The Property

For anyone seeking a quiet rural retreat located off the beaten track, that has stunning countryside all around, yet is just few short miles drive from a good pub, a pint of milk and loaf of bread, this could be the perfect property. Parking at the rear of the property means that you would almost always enter the property through the back door where there is a cloakroom to the left and a good size kitchen to the right, with a utility/study beyond. There is an open-plan and very sociable sitting/dining room, with a softly lit brick inglenook style fireplace with an oak centre piece and a wood burning stove inset. The dining area currently accommodates a table and chairs for six, but easily has space for a larger table that would seat 10+. A door leads to the rear garden and stairs from the dining area climb to the first floor. On the first floor there are two generous double bedrooms, a single third bedroom and a bathroom with a bath and separate shower cubicle.

Outside

The private and pretty rear garden has been laid to lawn with mature hedging, post and rail fencing and a paved terrace with brick and flint retaining wall. The south east facing garden wraps around the side of the property and a gate leads to the side.

Services

Shared private drainage, pumped water, oil fired central heating, mains electricity.



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