

**2a WORLDS END, BEEDON**



**CALIBAR**

**BREARLEY & RICH**  
ESTATE AGENTS

## **2A WORLDS END, BEEDON, NEWBURY, BERKSHIRE, RG20 8SB**

*Trains run from Newbury or Didcot to London Paddington from approximately 45 minutes.  
Newbury 6 miles, Didcot 11 miles, Oxford 20 miles, Reading 17 miles, M4 J13 Approximately 2.5 miles.*

**A one off, individually designed, detached 2 bedroom plus first floor study home in a non estate location offering good Eco credentials and views to the rear over fields. The property occupies a lovely position in this popular village within catchment for Downs School, Compton.**

\* Reception hall \* Sitting/dining room \* Kitchen/breakfast room \* 2 bedrooms \* Dressing room/study \* 2 Bath/shower rooms\* Utility/cloakroom \*  
\* Built in storage in both bedrooms \* Cycle store/shed \* Generous west facing garden \* Parking and EV charging point \* Excellent village location \*



### **Beedon**

The property is located in the village of Beedon, just north of Chieveley and surrounded by beautiful rolling countryside designated an Area of Outstanding Natural Beauty and ideally placed close to major communication routes. The village offers a C of E primary school and is in catchment for the Downs School at Compton. There is also a village hall and church. Nearby Chieveley also offers a local shop, public house and doctors surgery.

The village is just 2 miles north of junction 13 of the M4 and six miles north of Newbury. As well as being home to Newbury Racecourse, the town offers a comprehensive range of shopping, leisure and educational facilities and a direct line to London Paddington. There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

## THE PROPERTY

This new and individual home offers modern convenience and “eco” credentials, while also enjoying thoughtful character features throughout.

The specification includes;

- Under floor heating to ground and first floors via air source heat pump
- Roof mounted PV solar panels
- Wood burning stove to sitting room
- Electric vehicle charging point
- Fitted kitchen with Bosch and Indesit appliances

The ground floor provides a light and welcoming hall way with a fitted coat cupboard and a large under stair storage cupboard. The kitchen/breakfast room is at the front of the house and includes plenty of space for a table while also benefitting from a fitted fridge/freezer, dishwasher, oven and hob. To the rear of the house is a well proportioned sitting/dining room with wood burning stove and French doors on to the garden. The ground floor also includes a cloak/utility room with space for a washing machine and drier.

Upstairs, the light and spacious landing has a large storage cupboard and gives access to two double bedrooms, both with fitted wardrobes. The bedroom to the front has an en suite shower room, while the bedroom to the rear has wonderful views over fields to the west. There is also a large study offering excellent work from home space or a walk in dressing room. There is an excellent family bathroom with LED mirror lights here and in the en suite.

## OUTSIDE

The house is approached over a gravel driveway with access to parking either side of the house. The rear garden has been fully paved providing a large low maintenance space from which to enjoy the views over the fields. There is a timber shed in the back garden and an outside tap at the front of the house.

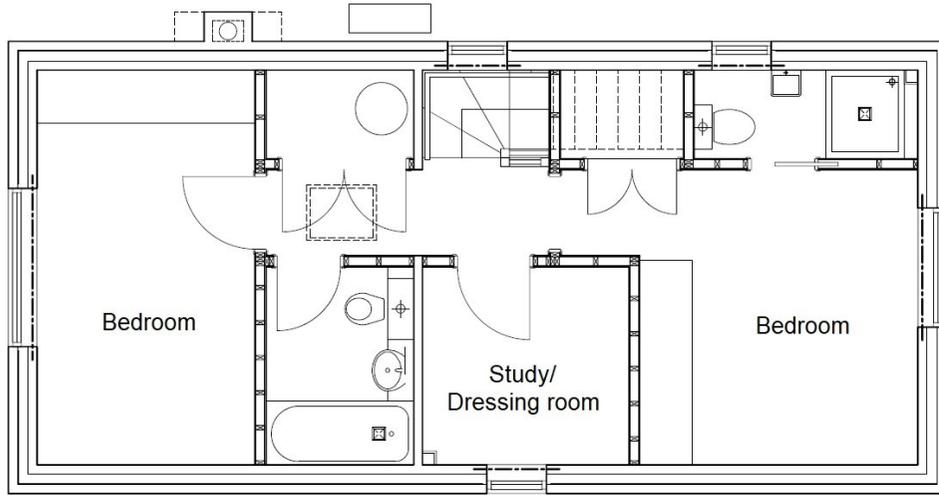
## SERVICES

Mains water, electricity and drainage. Broadband in the village. Alarm fitted. Insurance backed guarantee.

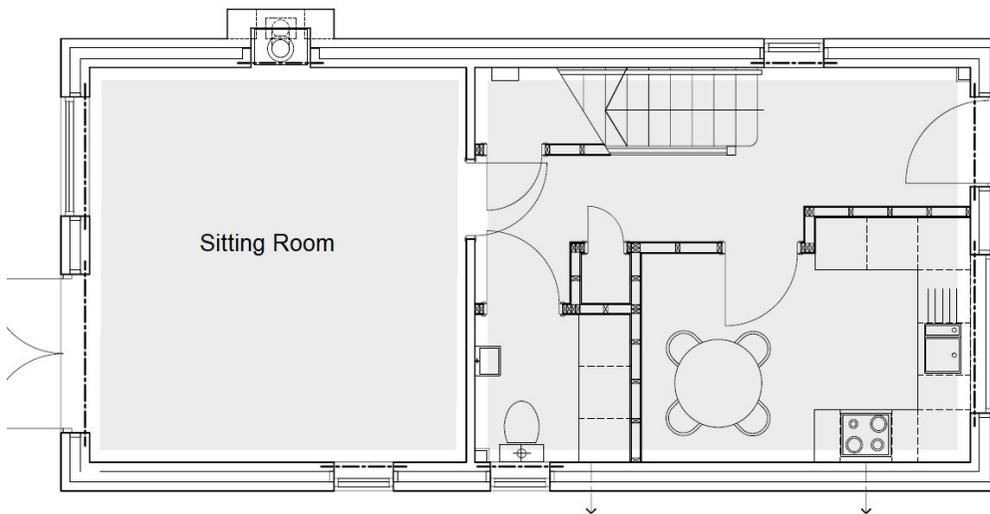
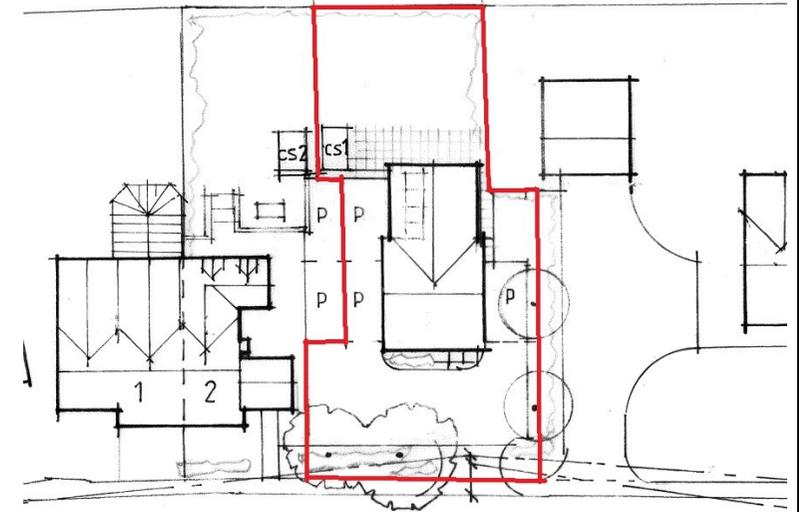
## RESERVATIONS

£1500 via cheque or bank transfer to the developers Calibar Ltd. To be deducted from purchase price.





First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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