

GREEN & CO



£250,000 46 Beedon Hill, Beedon, Newbury, Berkshire, RG20 8SH, UK

£250,000 Beedon Hill, Beedon

Council Tax Band F

Full of charm, this delightful cottage offers stylish countryside living with excellent transport links nearby. The accommodation comprises an inviting entrance porch leading into a spacious open-plan kitchen/living area, complete with a built-in electric hob and oven, creating a perfect space for both relaxing and entertaining. The property further benefits from an elegantly tiled bathroom featuring both a bath and a separate shower, while upstairs offers two well-proportioned double bedrooms filled with character and natural light. Set on the Oxford Road, the property is ideally situated for easy access to the M4 motorway and A34, with rail connections available from Didcot, Goring and Newbury stations. Additional benefits include private parking, a small but charming patio area, and an abundance of character features throughout, making this an exceptional home in a well-connected area.

what3words. [w3w.co/trumped.matrons.freezers](https://www.what3words.com/trumped.matrons.freezers).

Utilities. Electric, water and sewage connected

Heating Type. Electric heating.

Location. The property enjoys an elevated position on Beedon Hill, on the edge of the sought-after village of Beedon, just north of Chieveley, surrounded by stunning rolling Berkshire countryside, while remaining exceptionally well connected. Ideally situated only 2 miles from Junction 13 of the M4 and approximately 6 miles north of Newbury, the location offers the perfect balance of rural living and convenient access to major transport routes. Newbury provides an excellent range of shopping, leisure and educational facilities, together with the renowned Newbury Racecourse and the headquarters of Vodafone UK.

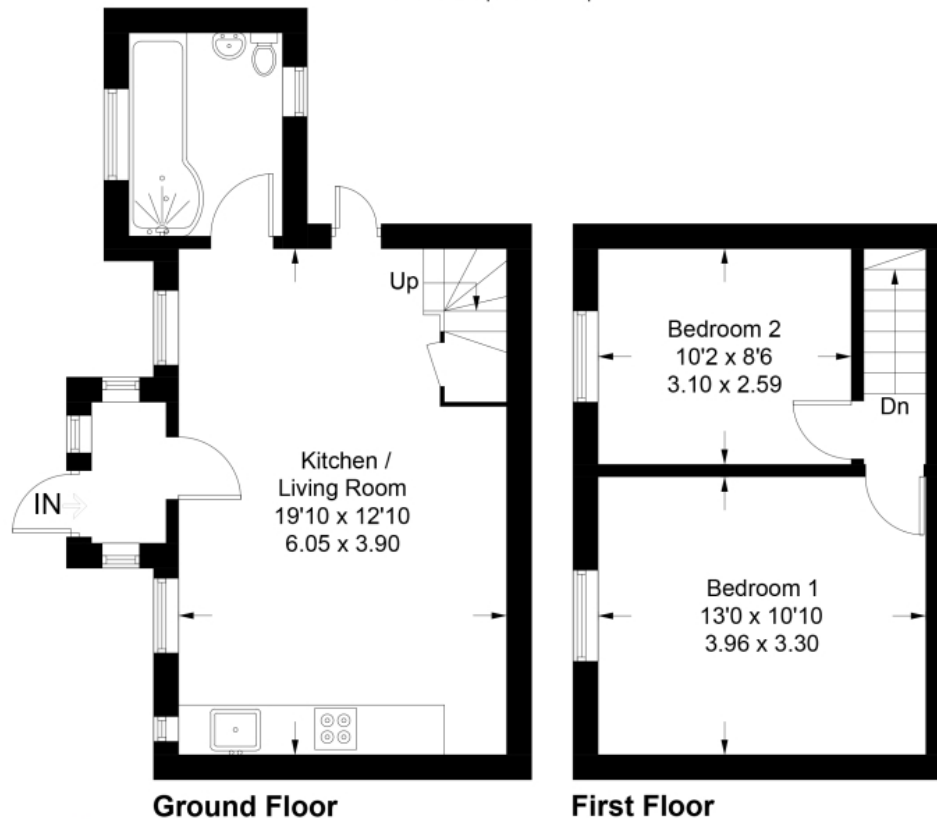
For commuters, Newbury railway station offers direct services to London Paddington, with fast trains taking approximately 41 minutes. Excellent road connections via the A34 and M4 also make Reading, Oxford and Southampton easily accessible.



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Approximate Gross Internal Area
 Ground Floor = 30.8 sq m / 331 sq ft
 First Floor = 24.1 sq m / 259 sq ft
 Total = 54.9 sq m / 590 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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