



1 Nuttingtons

Leckhampstead, Berkshire, RG20 8QL

marc allen



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Guide £625,000

A fabulous village house that has been extended to create a comfortable family home with a wonderful garden backing onto farmland.

Description

The accommodation includes a hall from which the stairs lead, a downstairs cloakroom, study and a sitting room with a fireplace and wood burner. The kitchen has a range of cream fronted units, with integrated appliances and space for a table. The open plan family room/dining room provides a very usable and sociable space for family life. On the first floor there are now four bedrooms, two of which have views over the farmland at the rear. The main bedroom has an ensuite shower room and the family bathroom also includes a separate shower enclosure. Outside there is a detached double garage and a generous driveway for off road parking. The mature gardens are a particular feature with well stocked borders, fruit trees and wild flower meadow creating a wonderful haven in which to relax. A viewing is strongly advised to fully appreciate the overall qualities of this lovely property.

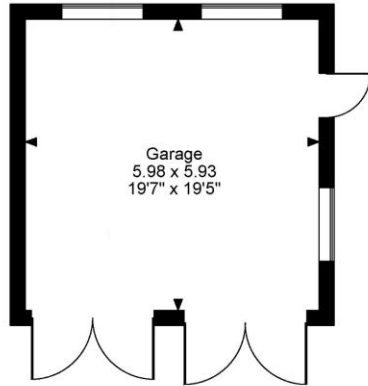
Leckhampstead

Leckhampstead is a much sought after and attractive village located within a 10-minute drive of Newbury and junction 13 of the M4. Newbury itself enjoys a comprehensive range of schools, shops and leisure facilities, whilst the surrounding countryside hosts a vast variety of leisure activities. This particular property falls within the catchment area of the renowned Downs School at Compton.

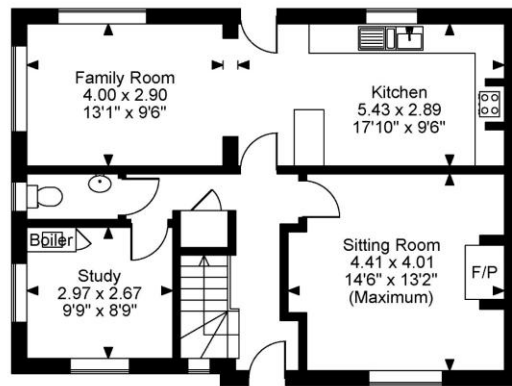
Directions

From our office, turn right down the High Street and turn right at the Bear Hotel. At the second roundabout turn left towards the M4, pass under the motorway and continue to Great Shefford. Go through Great Shefford and turn right towards Brightwalton, follow the road past the golf club, then turn left up towards Leckhamstead and turn right at the T Junction. The road bears to the right and the property will be found on the right hand side.

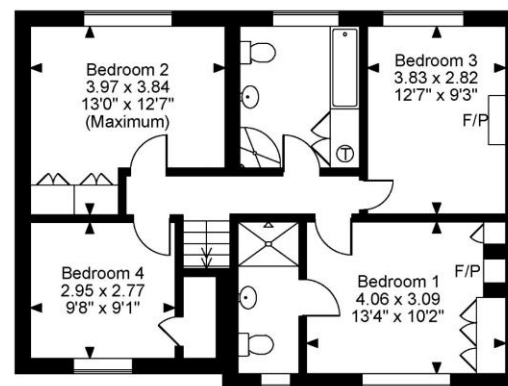
- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Kitchen
- Family Room/Dining Room
- Four Bedrooms
- Ensuite Shower Room
- Bathroom
- Detached double garage
- Mature Gardens



Nuttingtons, Leckhampstead, Newbury
Approximate Gross Internal Area
Main House = 1451 Sq Ft/135 Sq M
Garage = 382 Sq Ft/35 Sq M
Total = 1833 Sq Ft/170 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Outside Light

Entrance Hall

Radiator. Stairs to first floor.

Sitting Room

Fireplace with a wood burning stove and tiled hearth. Picture rails, Radiator.

Study

Radiator. Cupboard housing oil fired boiler for domestic hot and central heating.

Kitchen

Fitted with a range of cream coloured wall and base units with drawers and worktops over. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, grill, induction hob and extractor over. Integrated washing machine, dishwasher and fridge. Radiator. Door to garden. Open plan to:

Family Room/Dining Room

Radiator

Staircase gives access to landing

Radiator

Bedroom 1

Built in wardrobes and cupboards. Radiator. Victorian style fireplace (not in use)

Ensuite Shower Room

With a generous shower enclosure, wash hand basin and WC. Tiled surrounds. Chrome heated towel rail.

Bedroom 2

Victorian style fireplace (not in use). Views over farmland.

Bedroom 3

Built in wardrobes. Radiator. Views over farmland

Bedroom 4

Built in cupboard. Radiator.

Bathroom

A white suite comprising panel bath with side taps, wash hand basin and WC. Separate shower enclosure. Tiled surrounds Radiator.

Detached Double Garage

To the side with twin double doors and door to side. Eaves storage. Light and power.

At the front of the property is

A gravelled driveway providing good off road parking, a lawned garden, small pond and extremely well stocked borders with side access to the rear garden. Screened oil tank

At the rear of the property is

A fabulous mature garden backing onto farmland with lovely open views. The garden is laid to grass with a paved terrace, shaped borders, a wild flower meadow and mature fruit trees to include apple, pear and damson. There is a garden shed, wood store, greenhouse and an area for composting. Outside light and tap.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Solar

A 1.9 kWp solar photovoltaic system that generates electricity is installed on the garage and an integrated drain back solar water heating system is installed on the house.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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