

**LIMETREE HOUSE
CHIEVELEY**



Limetree House

Freshfields Lane, Chieveley, Newbury Berkshire, RG20 8TB

OIEO £750,000

Approximately 5.6 Miles to Newbury
Railway Station

Approximately 1.5 Miles to M4 J13

Approximately 17.5 Miles to Reading
Town Centre

- Freehold
- Detached House
- Sought After Village Location
- Welcoming Entrance Hall
- Modern Kitchen
- Large Drawing Room With Log
Burner
- Separate Dining Room
- Office
- Sitting Room/Bedroom Four
- Cloakroom/W.C.
- Large Principal Bedroom With
Countryside Views
- Two Further Bedrooms
- En-Suite Shower Room
- Family Bathroom with Separate
Shower and Spa Bath
- Garage
- Car Port
- Ample Driveway for Several
Vehicles
- Wonderful Garden
- Oil Fired Central Heating



Situation

The property is situated within the popular village of Chieveley which is surrounded by undulating farmland and country walks. Chieveley has a Post Office/local stores, primary school, church, public house, doctor's surgery and village hall, a recreation ground and tennis courts. The Nearby town of Newbury has extensive and comprehensive shopping, leisure and sporting facilities. Chieveley also offers excellent connectivity, with easy access to the A34 and M4 motorway.



The Property

Limetree House is a wonderful family home situated in a quite private lane in the popular village of Chieveley.

This lovely property offers excellent living accommodation over two floors. On the ground floor there is a welcoming entrance hall, a spacious Drawing room with a feature fireplace housing a wood burner and double doors lead through to a separate Dining room with patio doors to the garden. There is a well appointed modern Kitchen, a Utility area, an Office and the versatile Sitting Room/Bedroom Four. The ground floor provides a real sense of versatility and space, perfect for modern family living.

Upstairs, there are three Bedrooms, the dual aspect principal Bedroom befitting from built in wardrobes. Bedroom two also benefits from being dual aspect so is bathed in natural light and is served by an en-suite shower room. There is a further Bedroom and the family Bathroom with a separate shower cubicle and a Spa Bath.

Oil central heating and double glazing keep this house warm and efficient.

In all, this home has a welcoming atmosphere and is well positioned in its plot to provide that perfect family home in a wonderful village.









Outside

The property is approached by a private gravelled lane. The front of the house is laid mostly to lawn, has a ample gravelled driveway that leads to a comfortable attached garage and a car port.

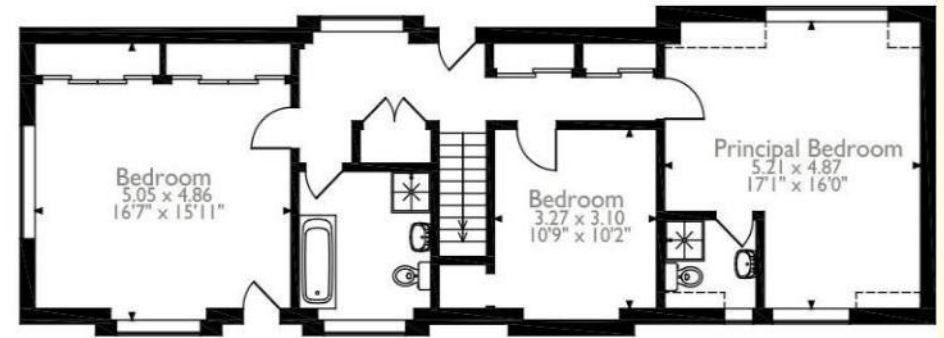
To the side and rear of the garden is mostly laid to lawn surrounded by a mature neatly kept hedge offering plenty of privacy. The peaceful garden enjoys plenty of sunlight and has a patio area outside the Dining room.



Limetree House, Freshfields Lane, Chieveley, Newbury
 Approximate Gross Internal Area
 Main House = 176 Sq M/1894 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Outbuilding = 2 Sq M/22 Sq Ft
 Total = 210 Sq M/2260 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

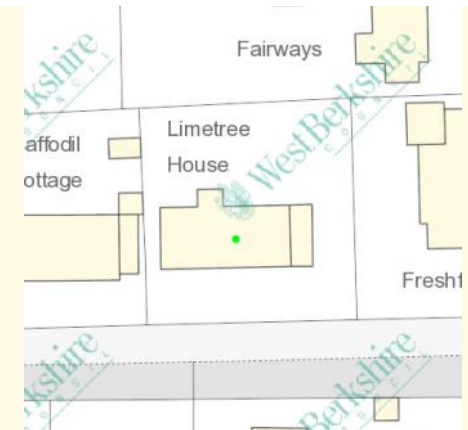
Services

Mains Water & Drainage
 Mains Electricity
 Mains Gas

Council Tax Band: D

What 3 Words Location: ///meatballs.firework.bandstand

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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