



Ennels, Winterbourne Road, Boxford RG20 8DR
Price: £699,950

Features.

-  3
-  4
-  2

NO ONWARD CHAIN

Description. An elevated and smartly decorated four/five bedroom detached home offering No Onward Chain. Located in the tranquil village of Boxford North West of Newbury, the house has been updated throughout and has the possibility to create an annex on the ground floor.

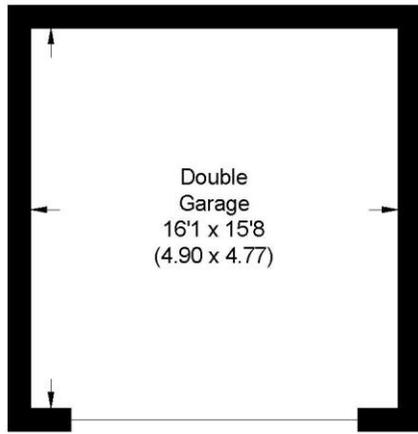
The accommodation includes entrance porch, spacious hallway, cloakroom, dual aspect living room, dining room, study/family room, downstairs bedroom with bathroom, kitchen and utility room, three good sized first floor bedrooms and bathroom. Outside there is a private garden to rear and a double detached garage with driveway parking.



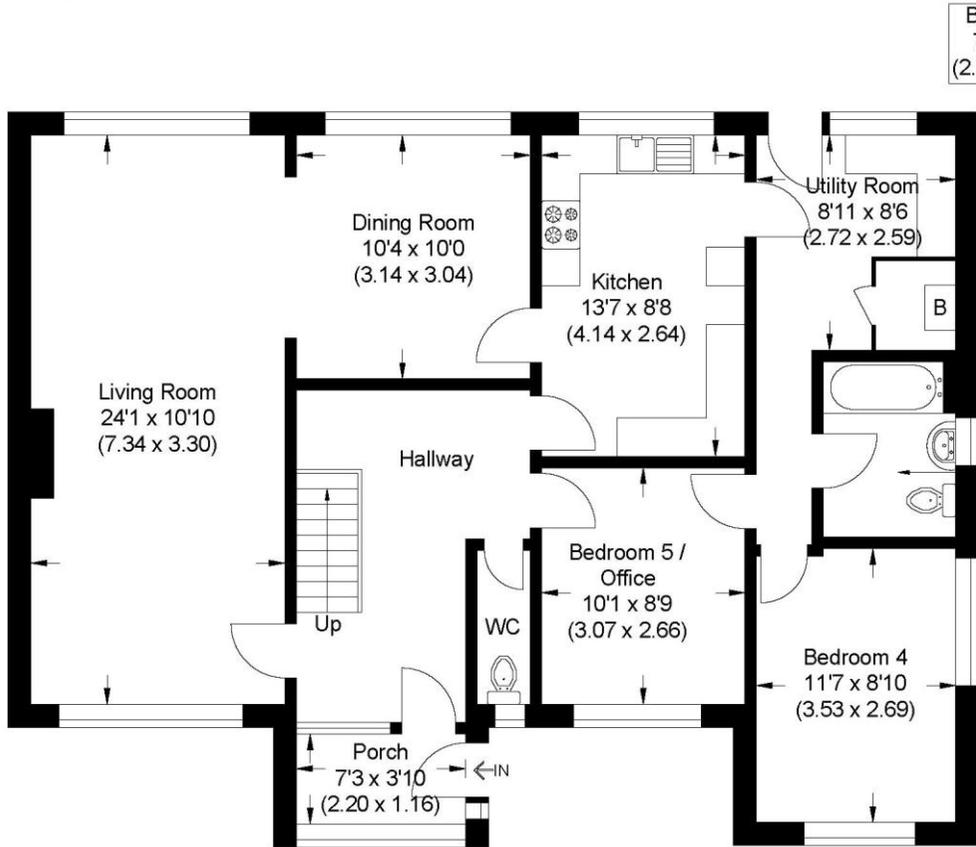
Location.

Ennels is located on the edge of Boxford, a pretty village lying in the Lambourn Valley just 5 miles north-west of Newbury. The village has a newly opened restaurant "The Boxford", church, pre-school, village hall and is surrounded by lovely countryside, with the beautiful river as its focus. The surrounding countryside boasts a network of footpaths and bridleways including the Lambourn Valley Way. There are primary schools in neighbouring villages such as Stockcross, Wickham and Chieveley as well as an excellent selection of independent schools in the area.





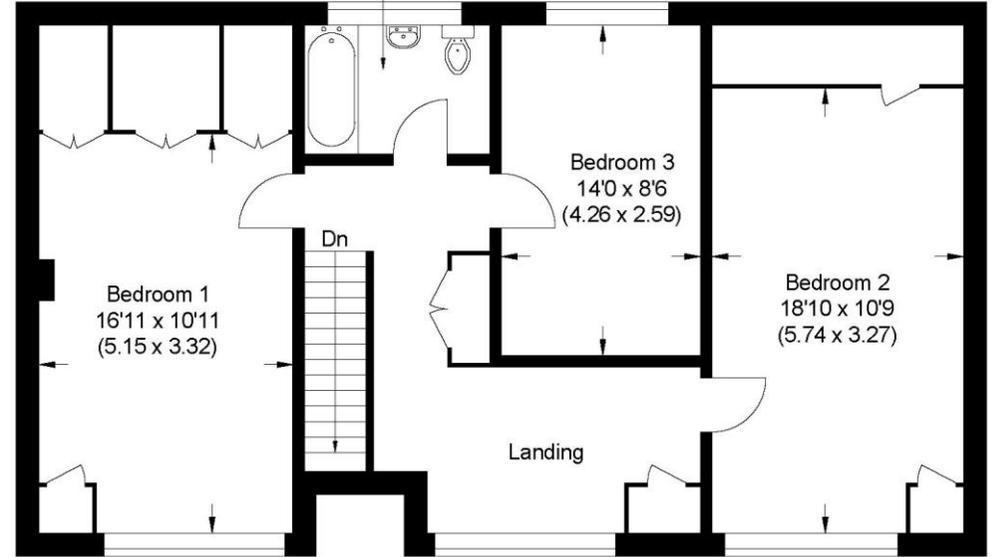
Approximate Gross Internal Area
172.89 sq m / 1860.97 sq ft
(Excludes Garage)
Garage Area 23.37 sq m / 251.55 sq ft



Ground Floor

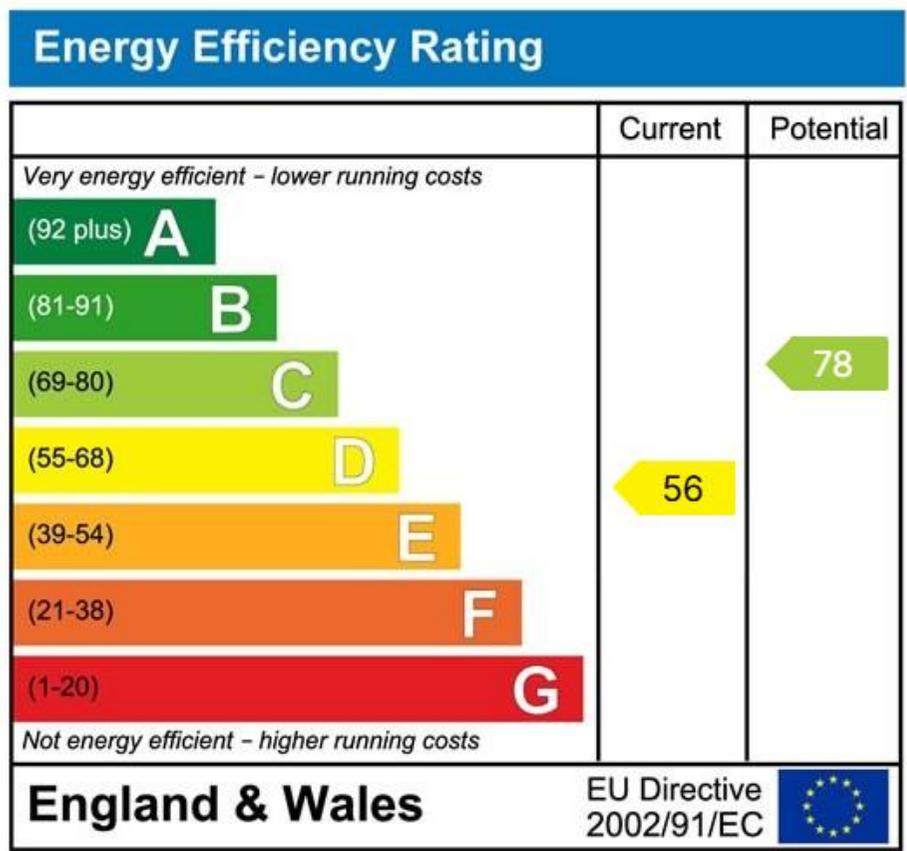
Bathroom
7'5 x 5'8
(2.26 x 1.72)

Bathroom
8'3 x 5'5
(2.51 x 1.66)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: F
2025/2026: £3,369.53.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk