



HONEYSUCKLE COTTAGE

Boxford, Berkshire



A DELIGHTFUL AND WELL PRESENTED PERIOD COTTAGE WITH PRETTY GARDEN

Honeysuckle Cottage is a charming Grade II listed property located within a sought-after village and well placed for excellent communications



Local Authority: West Berkshire Council

Council tax: E

Post Code: RG20 8DP

Services: Mains water and electricity. Private drainage. Oil heating and electric underfloor heating in the kitchen/breakfast room. Gigaclear fibre.

What3words: ///inspector.chuckle.shepherdess

LOCATION

Honeysuckle Cottage is situated in the heart of Boxford, a thriving village between Newbury and Hungerford.

The village has a church and popular restaurant, The Boxford.

The market towns of Newbury and Hungerford offer a wide range of shopping and recreational facilities, and both have stations providing access to Paddington within about 50 minutes. The M4 and A34 are within easy access.

There are many well-regarded state and independent schools in the area including a primary school in Stockcross, St Gabriels, Horris Hill and Thorngrove.

The Watermill Theatre in Bagnor is nearby.

Distances: Newbury 6 miles (London Paddington 50 mins), Hungerford 8 miles, M4 (J13) 4.5 miles (All distances and times are approximate).



THE PROPERTY

Honeysuckle Cottage is a well presented property of great character and charm. It is Grade II listed and believed to date from the 18th century. The property was re-thatched in January 2022.

The accommodation includes a dining/reception hall with double sided woodburner, sitting room with woodburning stove, study and well-appointed kitchen/breakfast room with island and French windows which provide access to the garden.

There are four double bedrooms, two shower rooms (one en suite) and an en suite bathroom.

With some low ceilings the cottage has a welcoming feeling and provides relaxed, country living.





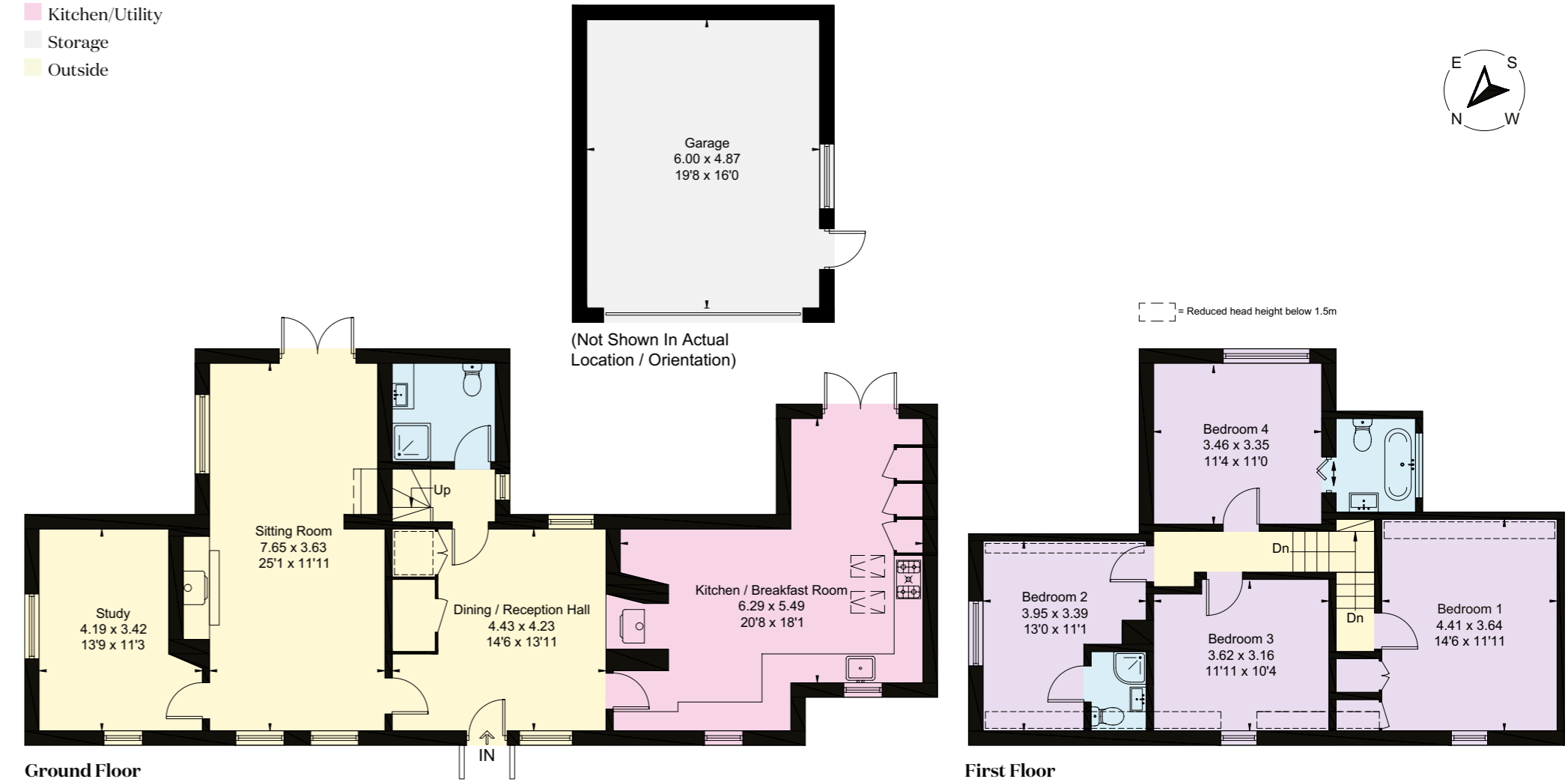
The pretty front garden has an abundance of flowers throughout spring and summer.

The attractive rear garden is laid to lawn with a variety of mature beds and shrubs. Doors from the kitchen lead onto a sheltered terrace with steps up to a further gravelled terrace. There is a fantastic outdoor kitchen, greenhouse, raised beds and shed. A gravel drive, providing parking for four cars, leads to a double garage.

VIEWING

Viewing by prior appointment only with the agents.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft
 Garage = 29.1 sq m / 313 sq ft
 Total = 197.0 sq m / 2120 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.

I would be delighted
to tell you more.

Mark Potter
01488 682730
mark.potter@knightfrank.com

Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

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