



Rosemeirion, Chaddleworth, Berkshire

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A **charming** property situated in the heart of the village.

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## Distances

Wantage 8 miles, Hungerford 9 miles (London Paddington from 60 minutes), Newbury 9.5 miles (London Paddington from 40 minutes), M4 (J.14) 6 miles and (J.13) 7 miles (All distances and times are approximate)

## Summary of accommodation

Porch | Sitting room | Dining room | Kitchen | Study | Boot room | Utility area  
Cloakroom

Principal bedroom suite | Two further bedrooms and shower room

Pretty cottage with pond and shed | Studio/office and parking



## Situation

Rosemeirion is situated in the pretty village of Chaddleworth, which lies high on the Berkshire Downs between the market towns of Hungerford and Wantage. The village has a public house, West Berkshire Golf Course and there is primary school in nearby Great Shefford.

Local amenities can be found in Wantage and Hungerford with a wider selection of shops and recreational facilities in Newbury. The property is in the catchment area of The Downs School in Compton. The cottage is well placed for excellent communications with the M4 providing access to London and west country and trains services to London Paddington from Newbury and Hungerford.



## The property

Rosemeirion is a charming property which is tastefully presented with light and spacious rooms and good ceiling heights. Doors from the kitchen and triple aspect sitting room lead onto a sheltered terrace with BBQ area, ideal for outdoor entertaining. The dining room, with adjacent study, has exposed beams and a wonderful old fireplace and former bread oven. There is a useful boot room and utility area.

On the first floor there is a principal bedroom with en suite bathroom, two further double bedrooms and a shower room.

The pretty garden is mainly laid to lawn with a shed and ornamental pond. There is parking for two cars by the former garage which has been converted into a home office.

## Services

Mains water, electricity and drainage. Oil heating.

## Directions (Postcode: RG20 7EH)

From Junction 14 of the M4 head north on the A338. Pass through Great Shefford and after about 0.7 miles turn right onto Buckham Hill. Follow the road up the hill and take the second left onto Sheephouse Way and follow the lane into the centre of the village. Bear left onto Main Street signposted for Woolley and Farnborough; Rosemeirion is located on the right hand side just after the war memorial.

## Viewing

Viewing by prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** West Berkshire Council

**Council Tax:** Band D

**EPC Rating:** E

**Guide Price:** £675,000



## Approximate Gross Internal Floor Area

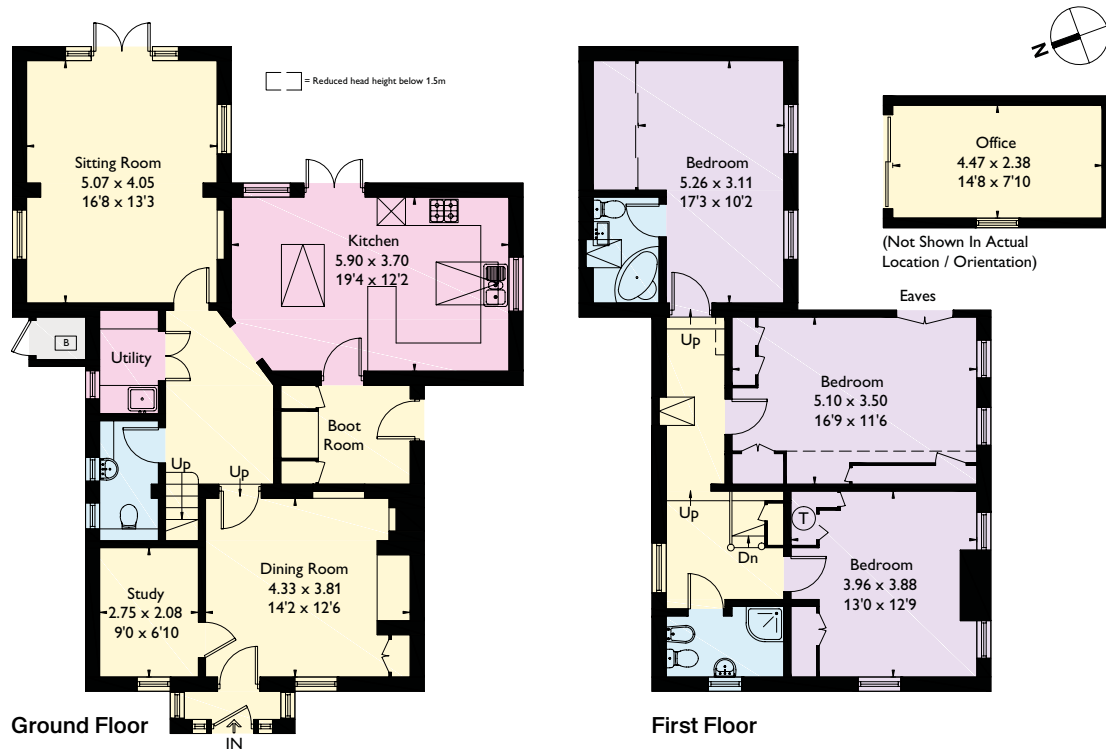
164.9 sq m / 1,775 sq ft

Office = 10.7 sq m / 115 sq ft

Total = 175.6 sq m / 1,890 sq ft Including Limited Use Area

(2.8 sq m / 30 sq ft) (Excluding Boiler Room)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs dated November 2022. Reference: RMCW

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