



Crockham Cottage

Enborne, Berkshire



Crockham Cottage

Enborne, Berkshire

Charming family house close to Newbury with potential and wonderful rural views.

Hall | Sitting room | Dining room | Family room | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with dressing room and a bathroom | Four further bedrooms | Family bathroom

Attractive garden with summer house, shed, double garage, workshop, and wine store

In all, about 0.53 acres

Newbury 4 miles (London Paddington from 45 minutes), Hungerford 7 miles, M4 (Junction 13) 8 miles,
Whitchurch 13 miles (London Waterloo from 60 minutes), Reading 21 miles, Oxford 32 miles
(Distances and times approximate)



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

01488 682726
mark.potter@knightfrank.com
rob.wightman@knightfrank.com

knightfrank.co.uk



Situation

Crockham Cottage is situated on the edge of Enborne, to the southwest of Newbury, within the North Wessex Area of Outstanding Natural Beauty.

The village is well positioned in a rural setting for easy access to mainline stations at Newbury and Whitchurch.

Newbury has a comprehensive range of shopping and recreational facilities, including Waitrose and Parkway Shopping Centre, which has an M&S store.

Many well-regarded schools include St Bartholomew's, Downe House, Marlborough College, Horris Hill, Thorngrove and St Gabriel's.

Communications are excellent, with the A34, M3 and M4 being within easy driving distance and the commercial centres of Swindon, Andover, Winchester and Oxford all within 40 minutes drive.

There is a doctor's surgery and village store with Post Office in nearby Woolton Hill.

For Sale Freehold

Crockham Cottage is a delightful property with light and spacious accommodations; it is not listed and believed to be 200-300 years old. It is on the market for the first time in nearly 60 years.

The spacious accommodation is arranged over two floors and includes a triple-aspect sitting room with fire and doors leading to a sheltered terrace.

The dining room with fireplace leads into the kitchen, which overlooks fields to the rear. There is an adjacent family room.

There is a double aspect principal bedroom with a dressing room and bathroom, four further bedrooms, and a family bathroom.





The double garage has a large workshop area and wine store; subject to planning, has the potential to be converted into further accommodation.

The pretty garden is mainly laid to lawn and backs on to open farmland.

Accommodation

See floorplans.

Services

Mains electricity and water. Private drainage. Oil heating.

Local Authority

West Berkshire Council - 01635 42400.

Council Tax

Band G

EPC Rating

Band E

Guide Price

£1,150,000

Directions (postcode RG20 0LB)

What3words: meatball.kicks.napkins

Viewing

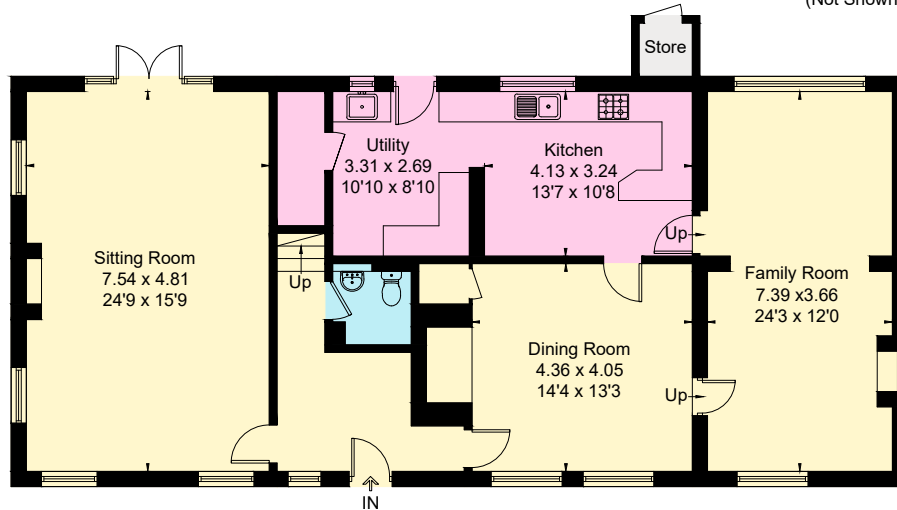
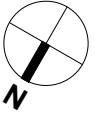
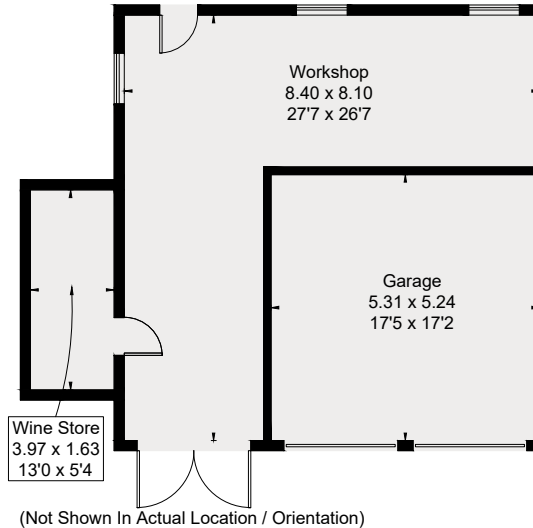
Viewing by prior appointment only with the Agents.



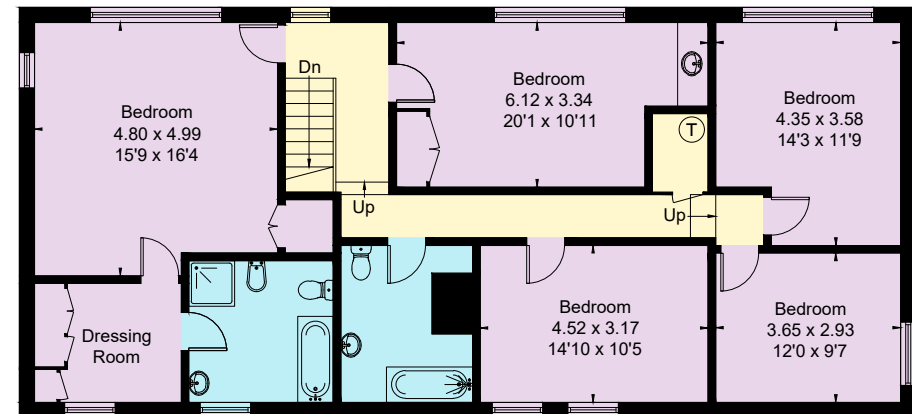


Approximate Gross Internal Floor Area
257.0 sq m / 2766 sq ft
Outbuildings = 75.7 sq m / 815 sq ft (Including Garage)
Total = 332.7 sq m / 3581 sq ft

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



Ground Floor



First Floor



Connecting people & property, perfectly.

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated July 2023. Reference: RW/HNG012275801. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

