

Eastbank, Brimpton



Eastbank

A remarkable Grade II Listed home with approval to create a six bedroom exquisite country residence.

Grade II listed in an elevated position, Eastbank is believed to date back to 1848, with its timeless elegance evident in its striking grey brick exterior with red accents, hipped slate roof, and end stacks.

Upon entering, the south-facing kitchen seamlessly connects to the dining room. There is a cosy sitting room with charming fireplace, and a spacious family bathroom. Upstairs, there are two well-proportioned double bedrooms and two single bedrooms, together with a walk in wardrobe. The interior harmoniously combines the preservation of original features with modern updates.

What makes Eastbank even more exciting is the planning permission and listed building consent to create a substantial extension that will unlock its full potential. Once completed, this extension will transform the house into an exquisite home with five double bedrooms and an additional single bedroom.





Situation

Eastbank is situated in the heart of Brimpton village, nestled amidst picturesque countryside, conveniently located between the towns of Reading (12 miles) and Newbury (7.5 miles). Within the village is a hairstylist and a primary school. The neighbouring villages of Aldermaston (2 miles) and Woolhampton (2 miles) offer a range of everyday amenities, including shops, public houses, canals, lakes and a well-connected train station. For a wider array of facilities, the vibrant towns of Newbury and Reading are easily accessible. The area boasts an impressive selection of schools, including Elstree, Cheam, Horris Hill, Bradfield College and Downe House. Communication links are excellent with the A339 and A4 linking with the M3 and M4. Midgham station (2 miles) offers train services direct to London Paddington, from 45 minutes, Canary Warf from 75 minutes. Alternatively, Basingstoke station (10 miles) provides services to London Waterloo, from 42 minutes.

The extension will introduce a porch leading to a spacious hallway, connecting a sizable kitchen/dining room with direct access to the rear garden, large utility, a south-facing drawing room, two further reception rooms and large bathroom. The First floor will provide six bedrooms, with the primary and secondary bedrooms offering garden views and en suite facilities and a further large family bathroom.

Outside, the property boasts a landscaped frontage with brick wall surround. The front facade is adorned with stunning topiaries, adding an elegant touch. Side access from both sides leads to a level rear garden primarily laid to lawn. Additionally, the outdoor space includes a parking area and a spacious office/workshop/garage. This versatile space features double doors opening to the parking area, a single door providing garden access, and abundant natural light.

Situated on approximately 0.23 acres of land, Eastbank offers a serene and picturesque setting.





Property Information

Property Information: All mains services. Oil fired heating.

Local Authority: West Berkshire Council

Council tax band G

Tenure Freehold

What3words///squeaks.ideals.simmer

Postcode: RG7 4TL





Proposed

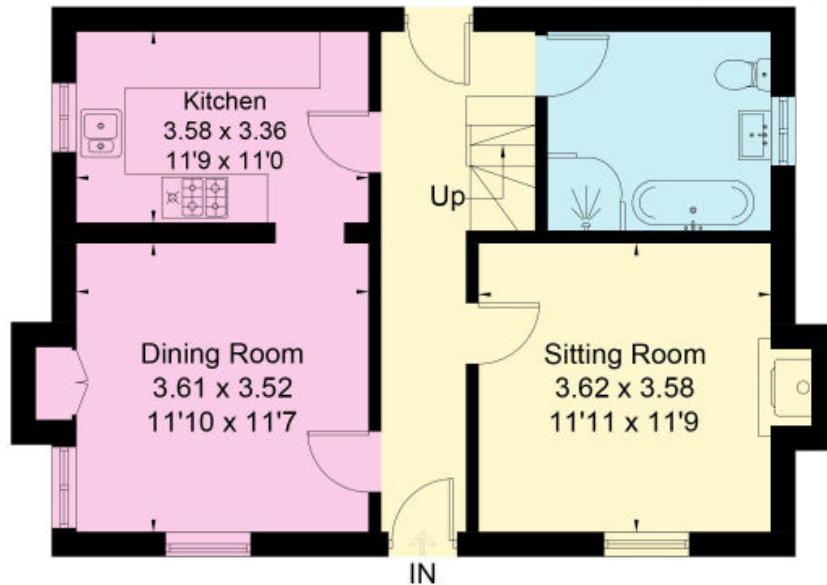


GROUND FLOOR PLAN
Not to scale

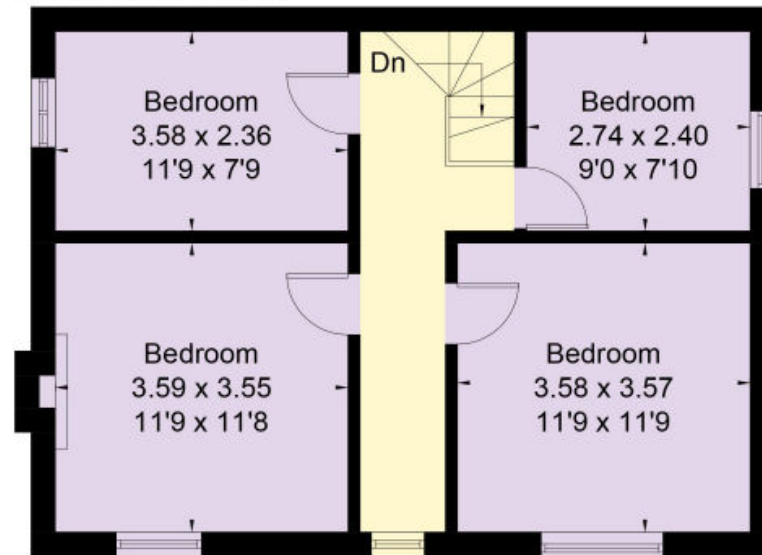
Proposed



FIRST FLOOR PLAN
Not to scale



Existing Ground Floor



First Floor

Approximate Gross Internal Floor Area

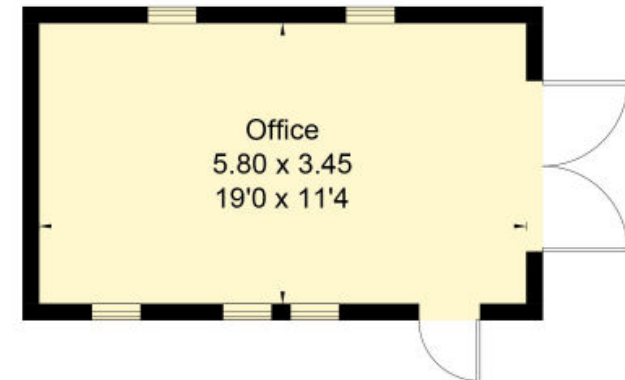
106.8 sq m / 1,149 sq ft

Office 20.7 sq m/223 sq ft

Total 127.5 sq m/1,372 sq ft

Including Limited Use Area (0.5 sq m/5 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.



(Not Shown In Actual Location / Orientation)

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