

LABURNUM COTTAGE

THE THICKET • LECKHAMPSTEAD • BERKSHIRE



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*Impressive period cottage with
exceptional kitchen and wonderful
mature gardens*

Hall • Drawing room with Jetmaster fire • Dining room
Kitchen/breakfast/family room • Games room
Study • Cloakroom • Utility room

Master bedroom with bathroom and walk in wardrobe
Guest bedroom suite
Three further bedrooms and shower room

Delightful gardens with herb garden • Fruit cage
Pond and greenhouse

Sheds and double garage

In all about 0.65 acres

M4 J.13/A34 6 miles • Newbury 8.5 miles (Paddington
45 minutes) • Wantage 8.5 miles • Hungerford 10 miles
Didcot 13 miles (Paddington 40 minutes)
Marlborough 19 miles • Oxford 23 miles
(All distances and times approximate)

**These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to
the Important Notice on the last page of the text.**



Situation

- Laburnum Cottage is located in The Thicket, a desirable village to the north west of Newbury. The property is surrounded by beautiful countryside designated an Area of Outstanding Natural Beauty.
- The popular village of Chieveley is about 5 miles to the south and has a church, doctor's surgery, village store and post office, a primary school and the Red Lion Public House.
- Newbury provides more extensive facilities including a Waitrose supermarket and John Lewis store.
- Communications are excellent with J13 of the M4 providing access to London, Heathrow Airport or the West Country. The A34 links to the A40 and south to the M3.
- There are fast and regular commuter trains to London Paddington, from Didcot and Newbury.
- Popular schools in the area include Bradfield College, Marlborough College, Radley, Downe House, Elstree, St Gabriel's, Cheam and Horris Hill.

For Sale Freehold

- Laburnum Cottage is an attractive property believed to date from 1880; it has a wealth of period features including exposed beams but is not listed.
- The current owners have lived at the property for 35 years and have substantially modernised and extended to create light and bright accommodation including a fantastic kitchen/breakfast/family room with Aga and wood-burning stove.
- The impressive master bedroom bathroom with roll top bath has previously featured in the Ideal Homes magazine.
- The beautiful gardens are a major feature of this striking property. Mainly laid to lawn, they are well stocked with herbaceous borders and mature trees including acer, pear and apple. There is a large greenhouse and fruit cage.
- Doors from the kitchen provide access to a sheltered decked area and well maintained garden.
- There is an impressive games room with doors into the garden which could be converted into a self contained annexe, subject to planning.
- The property is approached via a track which leads to a gravel parking area.



Services

Mains water and electricity. Septic tank drainage.
Ground source heating. Solar panels. Underfloor heating in the bathrooms. Broadband connection is available.

Local Authority

West Berkshire District Council: 01635 42400

Fixtures and Fittings

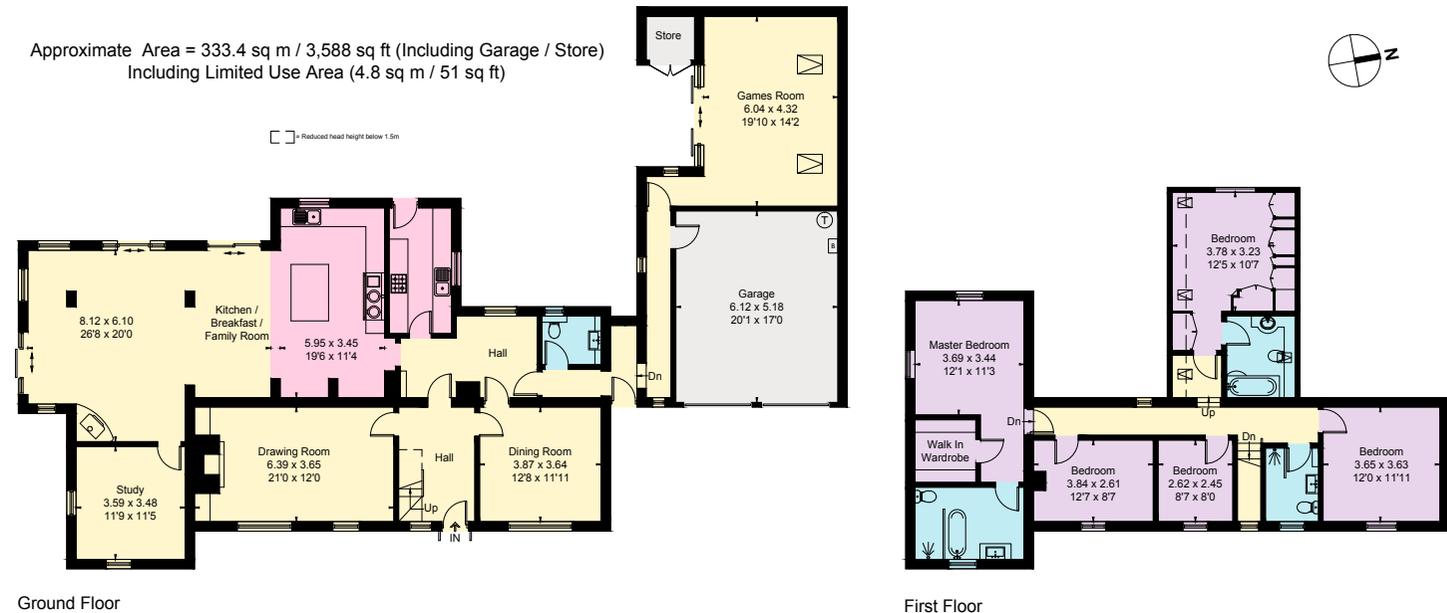
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but many be made available by separate negotiation.

Directions (RG20 8QW)

From J13 of the M4 head north and follow the signs for Chieveley. At the end of the slip road turn left and drive into Chieveley. After a short distance, turn left onto School Road. Pass the primary school and follow signs for Winterbourne. At the T-junction take the B4494 signposted to Leckhampstead. Take the turning signposted to Leckhampstead and Boxford. Continue for a short distance and take the turning on the right into the village, passing the church and the pub. At the village green bear left and continue along this road taking the first left up the single track road signed Janaway Cottage and Laburnum Cottage. Pass Janaway Cottage and Laburnum cottage will be found at the end of the track.

Viewing

Viewing by prior appointment only with the Agents.



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Energy Efficiency Rating		Current	Potential
10-100	A		
69-81	B		
55-68	C	75	78
39-54	D		
29-38	E		
13-28	F		
1-12	G		

Net energy efficient - lower running costs

England, Scotland & Wales EU Directive 2002/91/EC