

BADGERS

Hunts Green Boxford, Newbury, Berkshire, RG20



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Description

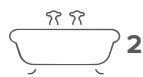
A most charming detached Grade II Listed cottage, set in a peaceful rural location on the outskirts of the popular village of Boxford. Badgers is a fine example of 3 small yeoman's houses believed to originally date from the mid-16th century, but with subsequent extensions and alterations resulting in the unique layout of the large single dwelling we see today. The property could now benefit from some updating but nevertheless has an abundance of period features including exposed beams throughout, historic doors, leaded windows and three inglenook fireplaces, one incorporating a historic bread oven and one with an operational woodburning stove.

There are 4 reception rooms on the ground floor which offer versatility in terms of how the accommodation could be utilised, plus a kitchen and downstairs shower room. The first floor offers 3 double bedrooms accessed via 2 staircases, a study and a bathroom.

Situation and Directions

The picturesque village of Boxford stands astride the River Lambourn. The centre of the village is a Conservation Area with a number of attractive period houses and cottages together with the Parish Church of St Andrew. Boxford also has a public house while more comprehensive amenities of the market town of Newbury are approximately 5 miles away and include a train station with an excellent service to London Paddington within the hour. The A34 and M4 are easily accessible. There is an excellent range of schooling available in the local area, both state and private, and the surrounding countryside is renowned for its walking and riding opportunities.

Take the A4 out of Newbury, heading west. Before leaving Speen, take a right turn into Station Road, and then second left into Lambourn Road. Continue through Woodspeen and before reaching the village of Boxford, there is a small lane on the right hand side where the property can be found on the corner. If you reach Coomesbury Lane on the left hand side, you have gone too far.







Outside

The property is approached via wooden gates in a small lane which lead to a gravelled parking area. The gardens are mainly laid to lawn, bordered by mature hedging and shrubs that wrap around the property. There is an array wooden and brick built storage sheds together with a wooden, thatched store adjoining the property. The garden also benefits from established vegetable beds.



Key information

Local Authority West Berkshire Council

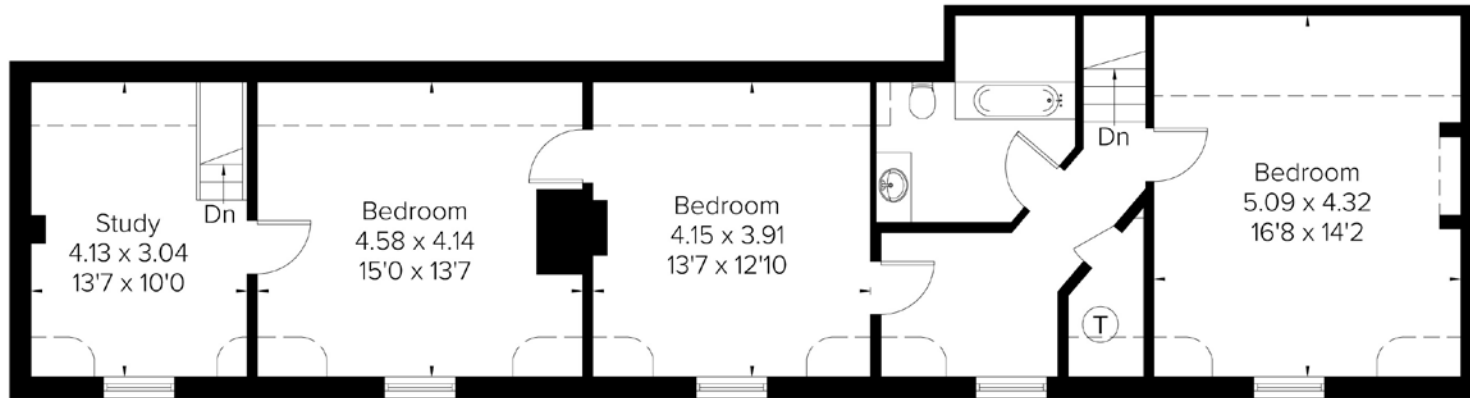
Services Mains electricity, water and private drainage.
Electric heating.

Council Tax F

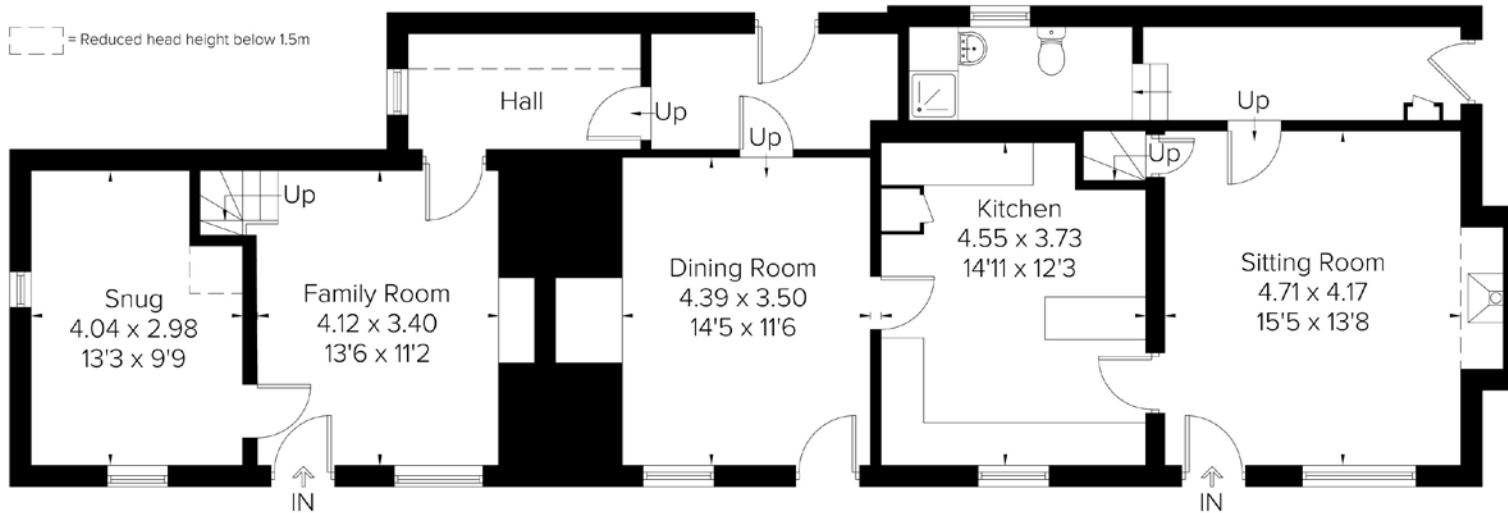
Tenure Freehold

Guide Price **£750,000**

Approximate Area = 205.4 sq m / 2211 sq ft
Including Limited Use Area (22.6 sq m / 243 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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