



66 WORLDS END
Guide Price £525,000

Carter Jonas

66 WORLDS END BEEDON RG20 8SB

- Newbury town and mainline station approximately 6 miles
- M4 (J13) and A34 approximately 3 miles

Inner hall · sitting with fireplace and woodburning stove · dining room with inglenook fireplace · downstairs cloakroom · kitchen/breakfast room · three bedrooms · first floor shower room · beautiful, landscaped westerly facing garden · excellent log cabin with power · garage/workshop with power · off road parking · The Downs School catchment area · highly sought after village location · Energy Rating F

SITUATION

Beedon is a small village located only a short drive north of Newbury. It is surrounded by delightful open countryside yet ideal for commuting, being only 10 minutes drive from junction 13 of the M4 for access to London, Bristol or the south, and the A34 for access to Oxford and the north. For rail commuters there is a choice of services from either Didcot or Newbury with fast trains to London Paddington which take less than an hour. As there are no street lamps in the village, the location is ideal for sitting outside on a warm evening to enjoy the night sky. Dog walkers will appreciate the many public footpaths that criss-cross the surrounding open countryside.

DESCRIPTION

66 Worlds End is a beautifully presented semi-detached period cottage with some parts dating back over 250 years and contains many original features including exposed ceiling timbers. The kitchen, inner hall and dining room still retain the original quarry tiled floors. The property has been extensively improved by the current owners both internally and externally and is presented for sale in excellent condition throughout.

A CHARMING ATTACHED CHARACTER COTTAGE WITH MANY PERIOD FEATURES AND WITH BEAUTIFUL VIEWS FROM THE WONDERFUL WESTERLY FACING GARDEN OVER THE ADJOINING FIELDS. THE COTTAGE ALSO BENEFITS FROM BEING IN THE CATCHMENT OF THE EXCELLENT LOCAL SCHOOLS, INCLUDING THE DOWNS SCHOOL IN COMPTON.



The accommodation briefly comprises a reception hallway, sitting room with limestone tiled floor and fireplace incorporating a woodburning stove, a dining room with inglenook fireplace and woodburning stove, downstairs cloakroom, kitchen / breakfast room with bespoke base level units with integral dishwasher, washing machine, oven and 5 ring LPG hob. On the first floor there is a principal bedroom with cupboards fitted within the eaves and a separate fitted wardrobe, a further double bedroom and single bedroom with fitted cupboards. Completing the accommodation is a shower room with shower cubicle, low WC and wash basin.

OUTSIDE

There is a driveway affording parking as well as allowing access to the large workshop / garage. Additional storage also includes a timber shed and brick built outdoor store. The garden to the property has been beautifully landscaped and is very well planted with a variety of shrubs and raised beds. There are paths that lead to lovely ponds with water features, a seating area to the rear underneath a pergola affording views over the adjoining countryside and an excellent cabin which also has a covered seating area outside. Adjacent to the house there is a brick patio area offering an excellent degree of privacy. The westerly facing garden enjoys all-day sunshine and glorious sunsets.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water, bottled gas boiler, mains drainage

Local Authority: West Berkshire Council – 01635 551111

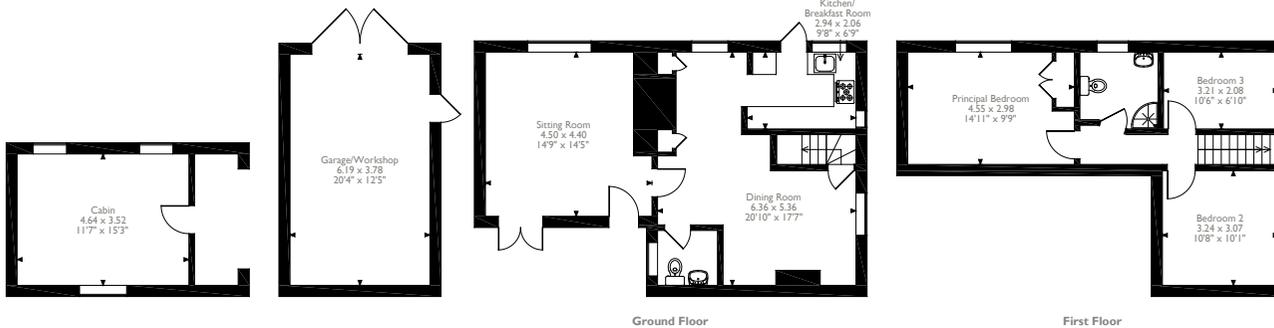
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 8SB



66, Worlds End, Beedon, Newbury
 Approximate Gross Internal Area
 Main House = 94 Sq M/1012 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Outbuilding = 21 Sq M/226 Sq Ft
 Total = 138 Sq M/1486 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	33 F	
1-20	G		

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