



**THE VALLEYS**

Guide Price £975,000

**Carter Jonas**

## THE VALLEYS BOXFORD RG20 8DD

- Newbury 4 miles
- Newbury station 5 miles
- M4 (J13) 5 miles

Entrance hall · cloakroom · kitchen/breakfast room · utility room · sitting room · dining room · study · studio/office · principal bedroom with ensuite bathroom · 4 further bedrooms · family bathroom · enclosed gardens of approximately 0.4 of an acre · south facing patio · Energy Rating D

### SITUATION

The Valleys sits on the edge of Boxford, a picturesque village lying in the Lambourn Valley on the north west of Newbury. The village benefits from a church, village hall with tennis courts, a playpark and The Boxford restaurant which is the sister venture to The Woodspeen located just down the road going back towards Newbury. There are primary schools in neighbouring villages such as Stockcross, Wickham, Great Shefford and Chieveley. The lovely surrounding countryside, with the beautiful river as its focus, has a network of footpaths and bridleways including the Lambourn Valley Way. Nearby Newbury is an attractive market town with comprehensive shopping and leisure facilities along with mainline train services to Paddington in about 45 minutes. Junction 13 of the M4 is about 5 miles away which, together with the A34, provides access to London, the West Country, The South and Oxford. There is an excellent range of schooling and recreational facilities in the area and surrounding countryside is renowned for its walks and rides.

## A BEAUTIFULLY PRESENTED FAMILY HOUSE SITTING CENTRALLY IN GROUNDS OF APPROXIMATELY 0.40 OF AN ACRE.



## DESCRIPTION

The Valleys is a beautifully presented detached family house built in the mid 1980's. It offers well planned and flexible accommodation with great potential to create an annexe in the existing studio area. There is a spacious entrance hall which provides access to the triple aspect sitting room with calor gas fire and large doors to the garden. Radiating out from the entrance hall there is also a study, cloakroom, separate dining room and a substantial kitchen/breakfast room with its range of eye and base level units and an island unit. Completing the accommodation on the ground floor is the large studio/office, with loft storage above, and French doors to the garden. On the first floor there is a light and spacious landing leading to the principal bedroom with an en-suite, four further double bedrooms and a family bathroom with bath and separate shower cubicle.

## OUTSIDE

The property is approached along a gravel drive through a 5 bar gate to generous parking area with an electric car charging port. The house is set in mature landscaped gardens to both the front and rear, offering privacy and seclusion. This expansive outdoor space is largely lawned, bordered by high hedging interspersed with mature trees and shrubs and there is also a pretty garden pond. There is a large patio area which wraps around the back of the property providing the perfect spot for dining and entertaining. There is a large shed and useful store room attached to the house.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, oil central heating, calor gas fire, main loft insulated, loft above old garage is boarded

**Local Authority:** West Berkshire Council - 01635 551111

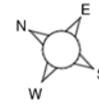
**Council Tax:** Band C

**Viewings:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 8DD



THE VALLEYS, BOXFORD, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 2,365 SQ FT / 220 SQ M  
 STORE = 15 SQ FT / 1 SQ M  
 TOTAL = 2,380 SQ FT / 221 SQ M



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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