



**HIGH OAK**

Guide Price £750,000

**Carter Jonas**



## HIGH OAK CURRIDGE ROAD CURRIDGE RG18 9DH

- Newbury town centre and mainline train station 4.5 miles
- M4 (J13) 3 miles

Porch · entrance hall · kitchen/breakfast room · fabulous living room · utility room · principal bedroom with en suite bathroom · two further double bedrooms · family bathroom · office area · double glazing · garage · generous front and rear garden · large storage shed · planning permission to extend the garage · Energy Rating D

### SITUATION

Curridge is an attractive hamlet which adjoins the popular village of Hermitage, 4 ½ miles north east of Newbury. There is an active community, good village facilities, and the property is within walking distance of Curridge school. The village lies in the folds of beautiful Downland countryside, which provides good walking and riding, and it is within easy reach of a good variety of recreational facilities including golf courses and country parks. It is well placed for travel on all major routes, with access to the A34 and M4 at junction 13, which is 3 miles away at Chieveley.

### DESCRIPTION

High Oak is an attractive detached bungalow offering flexible and good quality accommodation within delightful private gardens. The property was originally built in the 1960's and has been extended over the years to create a well balanced home. A small porch gives access into the entrance hall which in turn gives access to all the accommodation. To the front of the property there is a principal bedroom with en suite bath/shower room and 2 further double bedrooms served by the bathroom. The living accommodation consists of an excellent kitchen/breakfast room, with adjoining utility room, an office area and a fabulous living room with high ceilings, electric flame effect fire and double doors to the garden.

**A BEAUTIFULLY PRESENTED AND EXTENDED PROPERTY SITTING WITHIN 0.2 OF AN ACRE AND LOCATED IN THE DOWNS SCHOOL CATCHMENT AREA.**



## OUTSIDE

The gardens and location are a particular feature of the property, a driveway gives generous parking and access to the garage which has planning permission to extend to the front to make it full size. There is a level rear garden which is mainly laid to lawn, with patio area adjacent to the house. Also within the garden there is greenhouse and large storage shed.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains drainage, water and electricity, oil fired central heating

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

**Council Tax:** Band E

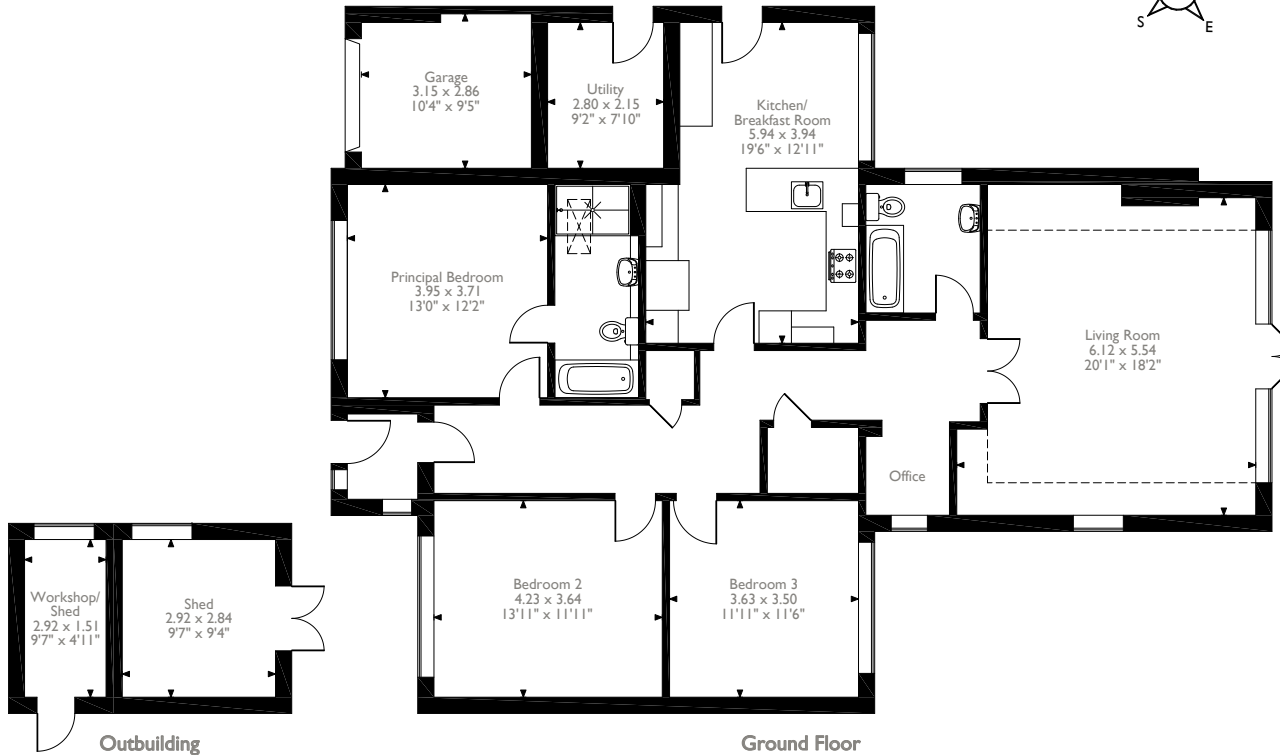
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG18 9DH





High Oak, Curridge Road, Curridge  
 Approximate Gross Internal Area  
 Main House = 138 Sq M/1485 Sq Ft  
 Garage = 9 Sq M/97 Sq Ft  
 Outbuildings = 20 Sq M/214 Sq Ft  
 Total = 167 Sq M/1796 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		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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