



BARCOT

Guide Price £475,000

Carter Jonas

BARCOT BELMONT WOODSPEEN NEWBURY RG20 8BN

- Newbury town and mainline station (Paddington) 3 miles
- M4 (J13) and A34 2 miles

Detached house with a substantial plot · living room · kitchen · dining room · 2 bedrooms · bathroom · detached garage · oil fired central heating · double glazing · lovely gardens measuring 0.2 of an acre · available chain free · Energy Rating F

SITUATION

Barcot is situated within walking distance to the well regarded Woodspeen Restaurant and Cookery School, the Watermill Theatre and Bagnor village. Also close by is the Vineyard Hotel & Spa, 3 golf courses and there is direct access to countryside walks around Donnington Castle, Snelsmore Common and Bagnor. The property is only a few minutes' drive to Waitrose and Newbury town centre. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

An attractive detached cottage located in a generous plot and a driveway to the side leading to the garage.

AN ATTRACTIVE COTTAGE STYLE DETACHED HOUSE WITH SUBSTANTIAL GARDENS MEASURING 0.2 OF AN ACRE IN THIS SOUGHT AFTER AREA TO THE NORTH OF THE TOWN CENTRE. THE PROPERTY REQUIRES SOME REFURBISHMENT AND IS AVAILABLE CHAIN FREE. BENEFITTING FROM 2 RECEPTION ROOMS AND 2 COMFORTABLE BEDROOMS, PARKING AND GARAGE.



The outside space is a particular feature of the property, with terraced areas leading downwards to a larger level section surrounded by trees and woodland giving an impressive cavass to create very private and unique gardens. The property requires refurbishment and makes for an extremely interesting prospect with scope for improvement and extending subject to the usual planning consents. Currently the accommodation provides a ground floor bathroom, kitchen and 2 comfortable living areas with 2 double bedrooms upstairs.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electric and drainage, oil fired central heating, double glazing

Local Authority: West Berkshire Council – 01635 551111

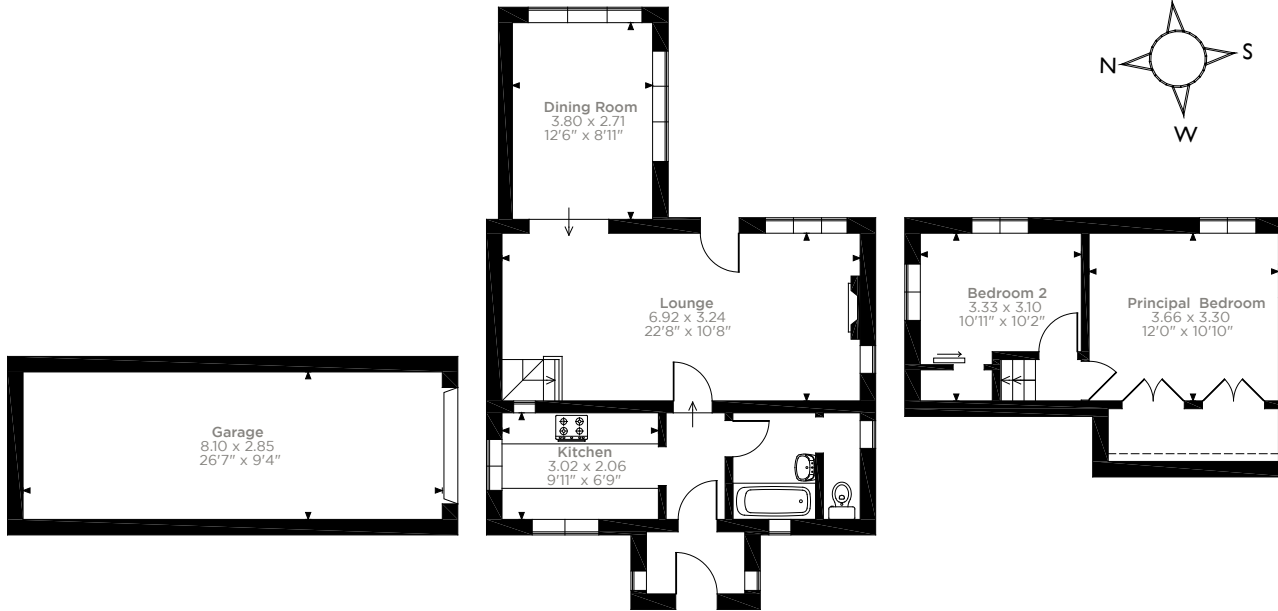
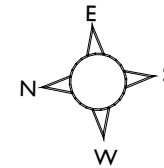
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 8BN



Barcot, Belmont, Woodspeen, Newbury
 Approximate Gross Internal Area
 Main House = 74 Sq M/797 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Total = 97 Sq M/1045 Sq Ft



Ground Floor

First Floor

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		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.