



**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

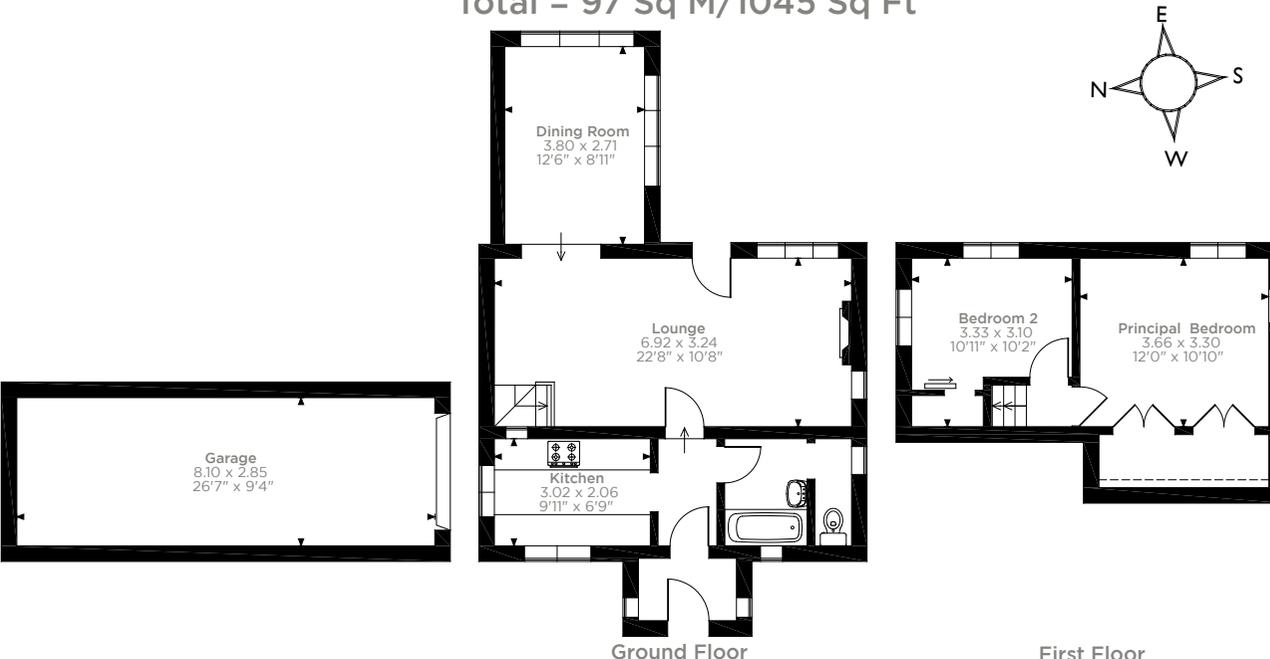
**Council Tax:** Band D

**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



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             |         |           |

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