



**A CHARACTER FAMILY HOME PROVIDING A VERSATILE LAYOUT TO SUIT MODERN LIVING
AND WITH EXTENSIVE OUTBUILDINGS/GARAGING**

PROSPECT COTTAGE, 129 WICKHAM HEATH, NEWBURY

savills

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NEWBURY

4 bedrooms ♦ 4 shower/bathrooms & guest WC ♦ Sitting room
♦ Library/Family room ♦ Dining room ♦ Study ♦ Garden room
♦ Kitchen ♦ Utility room ♦ Hall & Cloakroom ♦ Extensive
garaging ♦ Workshop, potting shed and wood shed
♦ Gym ♦ Summer house

In all approximately 0.62 Acres

Mileage

Newbury 5 miles, Hungerford 7 miles, M4 junction 14 - 6 miles, London
Paddington via Newbury from 49 minutes.
(All mileages and times are approximate)

Situation

Wickham Heath is a rural hamlet situated to the west of Newbury in the
parish of Boxford, surrounded by fields and woods with access to many
activities nearby.

Within 2 miles are the villages of Wickham, Boxford and Stockcross
offering ancient churches, active village halls, public houses, a village
shop with a post office, and three highly regarded primary schools.
Further facilities can be found in the nearby market towns of Newbury
or Hungerford. The area is also served by an excellent range of
Independent and State Schools. West Berkshire is designated an Area
of Outstanding Natural Beauty and numerous footpaths pass close
by, including the Ridgeway and the Lambourn Valley Way. Newbury
is famous for its racecourse, and the area contains a large number of
racehorse stables.

The area has excellent communication links with the M4 and A34 a
short drive away, mainline trains to London and the West Country at
Newbury, and widespread rail links to the rest of the country at nearby
Reading. (Crossrail – due to open in 2019)



Description

Prospect Cottage dates back approximately 200 years, with subsequent extensions including a wonderful kitchen/breakfast/garden room. The property has been substantially enhanced and extended in an adaptable and sympathetic manner to suit a wide variety of lifestyle needs.

The property retains a wealth of character throughout and is equipped with modern bathrooms, kitchen and garden room, complemented by a cosy library/family room with doors to the garden, a first floor study and separate sitting room and dining area.

There are three bedrooms on the first floor, each serviced by separate bath/shower rooms. There is also a ground floor bedroom with en-suite shower room, perfect for guests or relatives.

Outside, the property is approached over a large gravelled parking area in front of the three garages, gym/4th garage, with a workshop beyond and a useful vegetable garden/storage area.

The garden is a significant feature of the property with a large lawn, several fruit trees, and colourful borders, surrounded by hedges offering considerable privacy. Areas for outdoor entertaining include a covered patio, and a separate pebbled suntrap. The property backs onto a large field with extensive views beyond, and easy access to the countryside.

Additional Information

Tenure: Freehold

Services: Mains electricity and water. Private drainage. LPG fired central heating. Fibre optic broadband connected.

Local Authority: West Berkshire, Tel: 01635 42400

Directions: From Newbury, take the B4000 through Stockcross and into Wickham Heath. The property is the third on the left.

Postcode: RG20 8PG

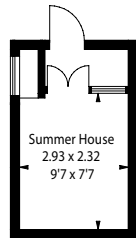
Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with Savills

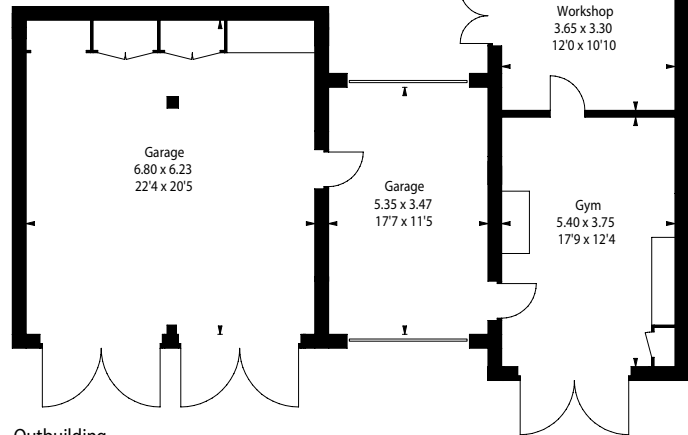


FLOORPLANS

Gross internal area (approx) = 236.3 sq m / 2543 sq ft
 Outbuilding = 49.1 sq m / 528 sq ft
 Garage = 63.8 sq m / 687 sq ft
 Summer House = 9.2 sq m / 99 sq ft
 Total = 358.4 sq m / 3857 sq ft
 (Excluding Eaves Storage)



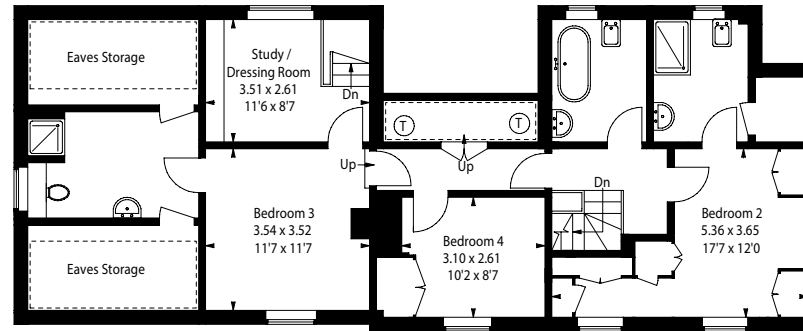
Summer House



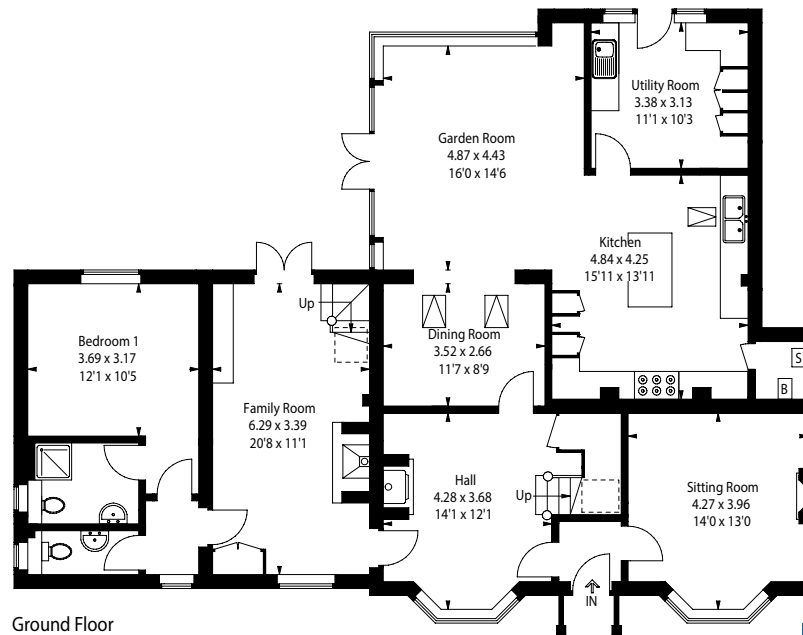
Outbuilding

(Not Shown In Actual Location/ Orientation)

- Reduced headroom
below 1.5 m / 5'0"



First Floor



Ground Floor

Savills Newbury

1-3 The Broadway
 Newbury, RG14 1AS
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 01635 277700

savills.co.uk

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