

HILLIER & WILSON



Wobbles
Beedon Hill, Beedon

Beedon Hill Beedon Berkshire RG20 8SH

An attractive Grade II Listed cottage, originally built C1700's and located in the sought after village of Beedon. The property was formally a Blacksmith's cottage and was extended in the 1850's, whilst also boasting lots of character original features. The ground floor comprises entrance hall, cloakroom, kitchen, sitting room with log burner and dining room with inglenook fireplace and original flooring; whilst upstairs there are three bedrooms and a family bathroom. Externally the property has an enclosed garden which is mainly laid to lawn with mature hedge and tree borders and a patio seating area; it also has a double garage and stoned driveway parking accessed via gated entry to the front of the house. Beedon falls within the catchment area of the highly regarded Downs secondary school, whilst also being conveniently located with excellent road links nearby, including the A34 and M4 motorway. The market town of Newbury is just a short drive away and has a mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

Services:

Mains services are connected.
(Except gas and mains
drainage; Septic Tank)

Council Tax:

Band E

Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson
01635 522044

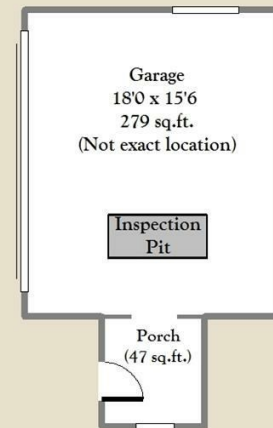
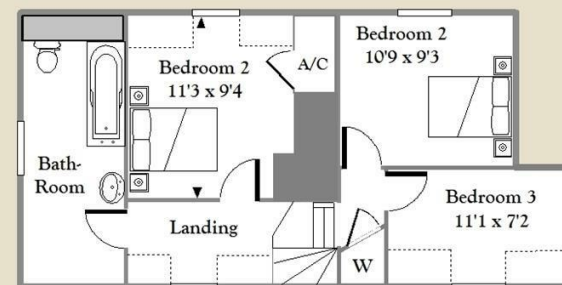
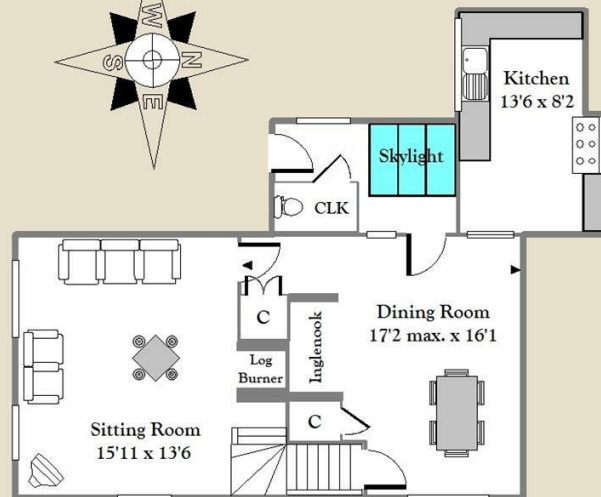
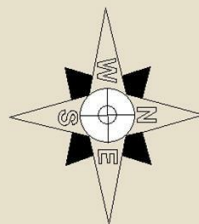
Directions

From the Robin Hood roundabout proceed North on the A339 dual carriageway and at the M4 junction turn left signposted Chieveley. Pass under the M4 Motorway and take the first exit towards Chieveley, at the T-junction turn left and then immediately right onto Oxford Road. Proceed along Oxford Road for approximately three miles and the property can then be found on the left hand side.





Wobbles, Beedon Hill, Beedon



APPROX GROSS INTERNAL FLOOR AREA 1223 sq.ft. - For identification only - Not to scale - Hillier & Wilson LTD.

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

