

HILLIER & WILSON



Graces Lane, Chieveley, RG20 8XQ

Graces Lane, Chieveley

VACANT POSSESSION A charming two bedroom detached cottage dating back to 1840 located in the sought after village of Chieveley. The property boasts characterful features as well as a garden measuring 140ft in length, whilst other benefits include oil fired central heating and double glazing. The ground floor comprises hall, kitchen/breakfast room, sitting room and conservatory with access out onto the garden. Upstairs, there are two double bedrooms (both of which have built-in wardrobes) and a bathroom. Externally there is a stunning, well maintained garden which is mainly laid to lawn with a variety of plants and shrubs, mature hedge border to one side, stoned area and far reaching views over fields to the rear. Chieveley is a popular village to the north of Newbury which is conveniently located for the M4 at Junction 13 and the A34. The village has local amenities such as a village shop and pub, but for further shopping and leisure facilities the market town of Newbury is approximately five miles away and offers a host of shops and restaurants.

NO ONWARD CHAIN





- *VACANT POSSESSION*
- TWO BED COTTAGE
- DATING BACK TO 1840
- GARDEN MEASURING 140FT IN LENGTH
- LOCATED IN THE SOUGHT AFTER VILLAGE OF CHIEVELEY
- ORIGINAL FEATURES
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating F

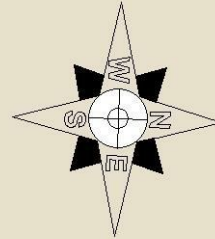
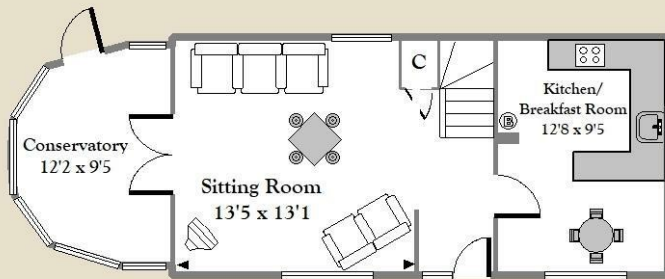
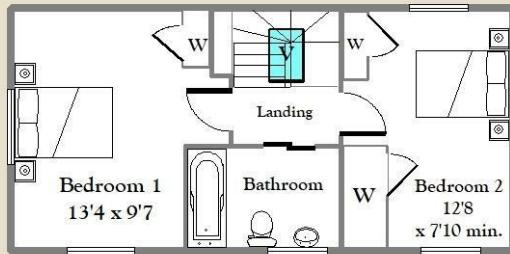
Full results can be sent on request

Council Tax:

Band D



Lilac Cottages Graces Lane, Chieveley



APPROX.GROSS INTERNAL FLOOR AREA 853 sq.ft. (79 sq.m)
For identification only - Not to scale - Hillier & Wilson LTD



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.