

HILLIER & WILSON



Thatched Cottage
Manor Lane, Chieveley

Manor Lane Chieveley Berkshire RG20 8UU

A unique opportunity to acquire a charming three bedroom detached cottage in the heart of the sought after village of Chieveley. The property has been extended to create spacious living accommodation and boasts many original features, whilst other benefits include off road parking and garage. The ground floor comprises porch, entrance hall, shower room, dining room, sitting room with open fireplace and kitchen. Upstairs, there are three double bedrooms (one of which has fitted wardrobes) and a family bathroom. Externally, there is a stunning enclosed south facing rear garden which is mainly laid to lawn with a patio seating area and a mature hedge surround which then leads through to a lawn area to the side of the property which is also bordered by hedges. To the front of the property, there is off road parking via driveway accessed beyond the gate. The village of Chieveley is 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)

EPC: Rating F

Full results of Energy
Performance Certificate
can be sent on request.

Council Tax:

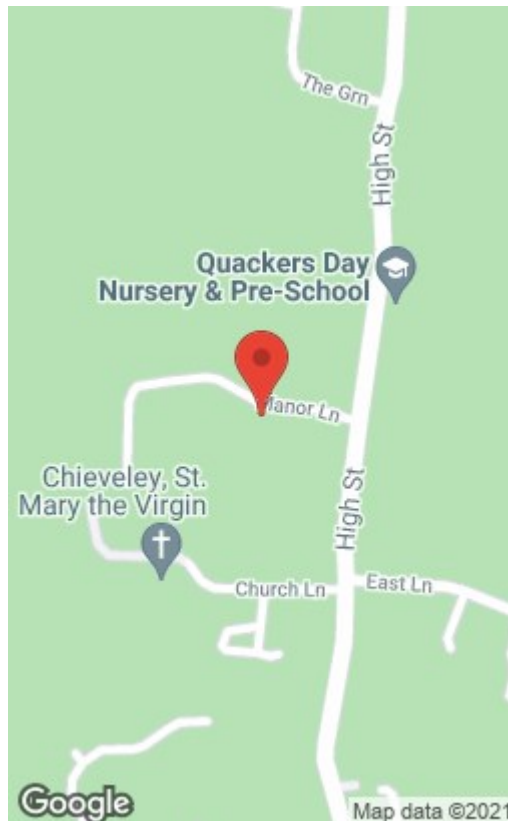
Band F

Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson
01635 522044

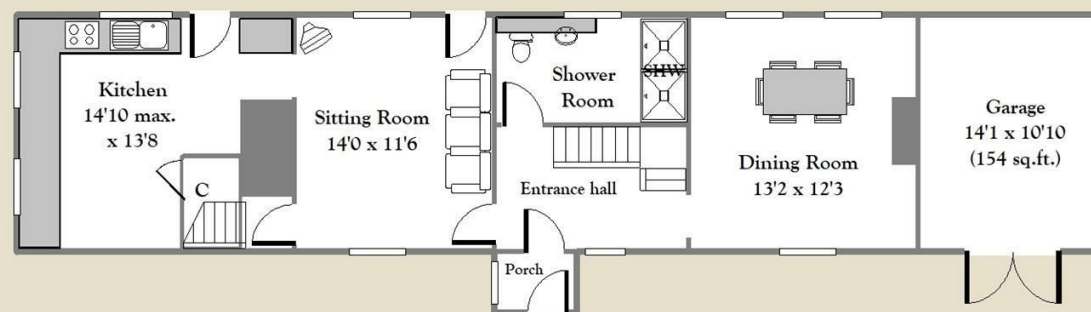
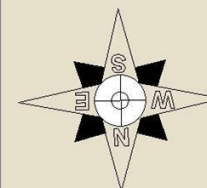
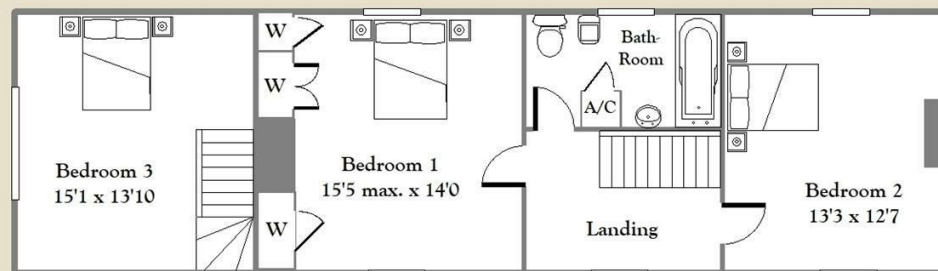
Directions

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 proceed through the village. Continue through the village until you reach a left hand turn for Manor Lane; the property can then be found on the left hand side.





The Thatched Cottage, Manor Lane, Chieveley



APPROX GROSS INTERNAL FLOOR AREA 1603 sq.ft. (148 sq.m) - 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.

