HILLIER & WILSON



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Guide Price £1,495,000

Manor Lane, Chieveley

An immaculately presented and one of a kind family home located on a substantial plot measuring in excess of a third of an acre that offers views across the surrounding countryside and is accessed by electric gates and via a quiet lane.

Crossways benefits from living accommodation that approaches 5,000 sq.ft in total, a stunning open-plan layout with a versatile kitchen/breakfast room with underfloor heating, bi-folding doors that opens out onto the private patio and rear garden also neighbouring paddocks, ensuites to all bedrooms, ample off-road parking via a gravel driveway and double garage, oil-fired central heating and double glazing throughout.

The ground floor consists of a large entrance hall, sitting room, a high specification kitchen/breakfast room with quartz countertops and Miele appliances, a downstairs cloakroom, study, utility room, boiler/boot room, double garage and a bedroom. ensuite. Upstairs are three further double bedrooms (all of which have ensuite shower rooms). The principle and bedroom 2 features a large walk-in-wardrobe and Juliette balcony.

Externally, the grounds feature a large gravel driveway, two beautifully kept lawns and several patios, from which you can enjoy the sun, also outdoor kitchen area and Home Office/Gym. The gardens are bordered by foliage on three sides and a rail-and-post fence separates the property from paddocks to the side, creating a picturesque private and leafy setting.

Manor Lane is an exclusive and private track that comprises of similar, high specification properties and is situated within the highly sought after village of Chieveley. 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 *









- IMMACULATELY PRESENTED & ONE OF A KIND FAMILY HOME
- HIGH SPECIFICATION THROUGHOUT WITH TOP OF THE RANGE APPLIANCES
- STUNNING OPEN-PLAN LAYOUT WITH LIVING ACCOMMODATION APPROACHING 5,000 SQ.FT
- FOUR DOUBLE BEDROOMS ALL WITH ENSUITES
- MEASURING IN EXCESS OF A 1/3 OF AN ACRE, PLUS HOME OFFICE/GYM
- HIGHLY SOUGHT AFTER VILLAGE LOCATION IN CHIEVELEY
- * NO ONWARD CHAIN *

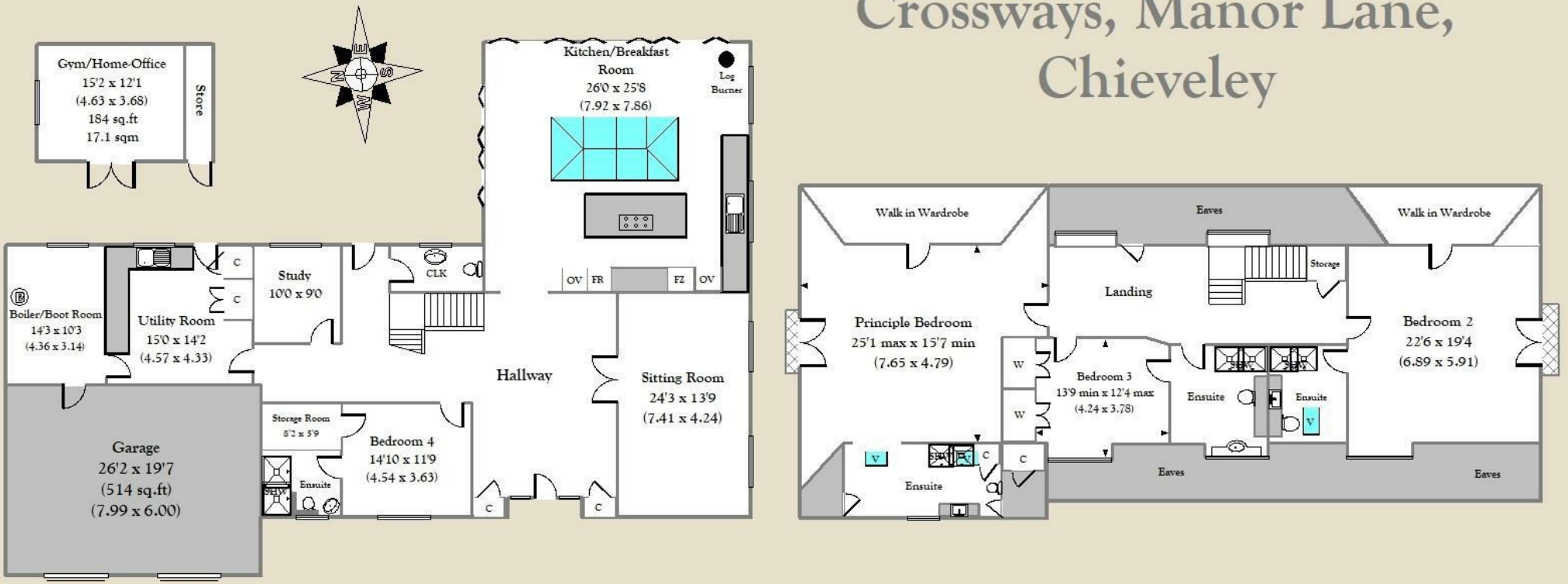
Services: Mains services are connected
(Except mains drainage & gas)
EPC Rating: C
Full results can be sent on request
Council Tax: Band G







Crossways, Manor Lane, Chieveley

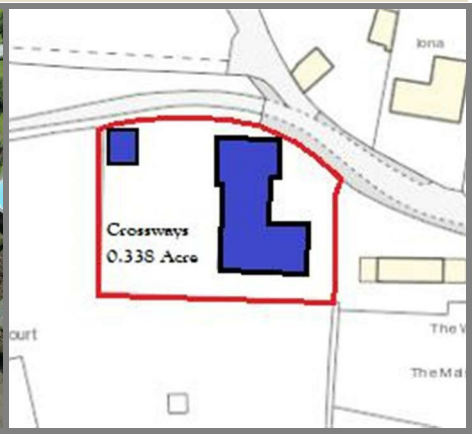


APPROX GROSS INTERNAL FLOOR AREA 4952 sq.ft (460 sqm) including Garage. Excluding Gym/Home-Office
For identification only - Not to scale - Hilier & Wilson Ltd









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 furnishing. Fixtures & fittings are excluded from the property unless stated in the sales particulars.