



LONG VIEW

Guide Price £895,000

Carter Jonas

LONG VIEW 41 BROAD LANE UPPER BUCKLEBURY RG7 6QH

- Newbury town centre and mainline station 7.8 miles
- Thatcham town centre and mainline station 2.8 miles
- Reading 12.8 miles
- Excellent road links to both the M4 (J12) and the A34

Spacious entrance hall · cloakroom · large south facing sitting room with log burner · kitchen and dining room · large utility room · bedroom with en suite shower room · 3 further bedrooms · family bathroom · garage · private drive for off road parking · large and very private established south facing garden with the plot being 0.43 acres · Energy Rating E

SITUATION

Upper Bucklebury is a well-regarded village north of Thatcham and to the north-east of Newbury. There is an active community here and within the village there is a pub/restaurant, primary school, church with hall and village hall and convenience store. The village is surrounded by lovely countryside, much of it wooded and in the ownership of the Bucklebury estate.

DESCRIPTION

Long View is an excellent and individual detached family home with the benefit of lovely large gardens, it has been much improved and upgraded by the current owners. On entering the property there is a spacious hallway, with cloakroom, and access to a modern and impressive utility room with back door to outside. The sitting room is a particular feature of the property, a double aspect room with attractive log burner and bifold doors with views and access over the gardens. The very high quality kitchen and dining room are in the centre of the bungalow giving a lovely area for the family to gather, eat and relax. The kitchen is lovely with extensive storage and high-quality built-in appliances.

AN EXTREMELY WELL PRESENTED COTTAGE STYLE DETACHED BUNGALOW WITH HIGH QUALITY SPACIOUS ACCOMMODATION, 4 COMFORTABLE BEDROOMS AND EXCELLENT LIVING SPACE AND WONDERFUL SOUTH FACING GARDENS OF 0.43 ACRES. DETACHED GARAGE AND GENEROUS GRAVEL DRIVE.



The dining room links nicely to this area and provides an access to outside. An inner hall separates living space from the bedrooms, there is a principal bedroom with ensuite shower room and 3 further double bedrooms and there is a large nicely fitted family bathroom with bath and separate shower. There is also scope for the accommodation to be arranged so that there could be a self-contained annexe such is the flexibility and quality of the property.

OUTSIDE

On approaching Long View there is a gravel drive providing access to both the property and the garage together with private parking and a turning area. The rear, south facing garden is a particular feature of the bungalow with large areas of open lawn but surrounded by well stocked herbaceous borders and a variety of mature trees, shrubs and plants. In total the plot measures 0.43 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected, gas fired central heating

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG7 6QH



41 Broad Lane, Upper Bucklebury, Reading
 Approximate Gross Internal Area
 Main House = 147 Sq M/1582 Sq Ft
 Garage = 24 Sq M/258 Sq Ft
 Total = 171 Sq M/1840 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

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