



SEXTON'S COTTAGE
Guide Price £1,200,000

Carter Jonas

SEXTON'S COTTAGE CHURCH LANE SPEEN NEWBURY RG14 1SA

- Newbury town centre and Waitrose within walking distance
- Newbury station with trains to London Paddington 2 miles
- M4 (J13) 4 miles

Entrance hall · vaulted ceilinged sitting room · study · kitchen/breakfast room · playroom · dining room · utility and boot room with covered outdoor area · ground floor WC with shower · principal bedroom with en suite shower room · guest bedroom with en suite bath room · 2 further bedrooms · family bathroom · garage · parking for two cars · south west facing gardens · fibre broadband to the property · Energy Rating D

SITUATION

Sexton's Cottage is situated in the village of Speen, on the western edge of Newbury with wonderful south westerly views over undulating wooded countryside and the Downs which lie between Newbury and Andover. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

A STRIKING FORMER SCHOOL WITH APPROXIMATELY A 1/3 OF AN ACRE GARDEN SITUATED IN THIS MOST IDYLIC LOCATION.



DESCRIPTION

Sexton's Cottage is a striking house built originally in the 1860's and situated adjacent to St Mary's Church in this wonderful location. Originally an infant school it subsequently became the home of the Sexton to St Mary's Church until being sold off in the 1960's. The house has been tastefully converted and extended to provide a wonderful family home. The current owners have been in the property for over 45 years and made significant improvements over their years of ownership. The spacious accommodation is arranged over 2 floors and briefly comprises an entrance hall, wonderful vaulted ceiling sitting room with fireplace, study, playroom, dining room, kitchen/breakfast room and expansive utility and boot room area. On the first floor there is a lovely landing area, with bookcases, which overlooks the sitting room and gives access to the bedrooms. There is a principal bedroom with build in wardrobes and en suite shower room, guest bedroom (accessed off a separate staircase) with en suite bathroom, 2 further bedrooms, one with built in wardrobe, and a family bathroom.

OUTSIDE

The property is approached along Church Lane leading to a gravel drive with off street parking and access to the garage. The private garden wraps around the house and is primarily laid to lawn and enclosed by mature hedging. The main area of garden is south and west facing and looks out towards St Mary's Church while adjacent to the house there is patio area perfect for 'al fresco' dining.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, septic tank, mains water and electricity

Local Authority: West Berkshire Council - 01635 551111

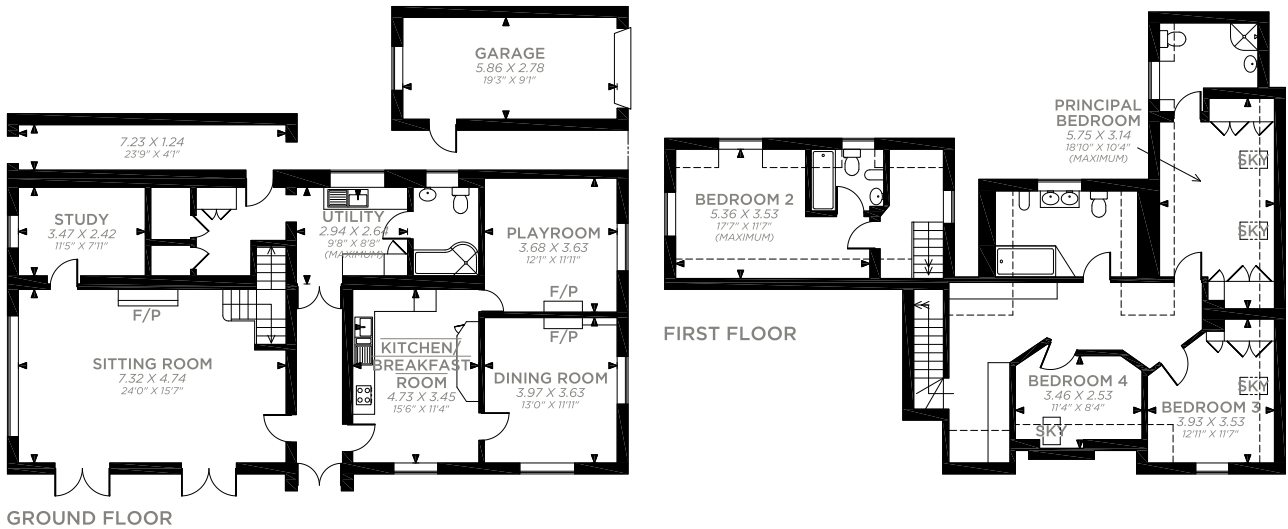
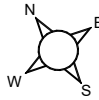
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 1SA



SEXTONS COTTAGE, CHURCH LANE, SPEEN, NEWBURY
APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 2,318 SQ FT / 215 SQ M
GARAGE = 175 SQ FT / 16 SQ M
TOTAL = 2,493 SQ FT / 232 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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