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ASSOCIATES 

4 Deanwood Farm, Stockcross, Newbury, RG20 8JL

Guide: £485,000 - Freehold

A beautiful conversion of a late Victorian Coach House in an idyllic location close to the golf course.

Entrance hall, sitting room, dining room, kitchen/breakfast room, Cloakroom, master bedroom with en suite shower, 2 further double bedrooms and large family bathroom, driveway parking and attractive private landscaped garden.

DIRECTIONS

From the town centre take the A4 towards Hungerford. Pass over the by-pass and at the next roundabout take the B4000 signed Stockcross. Follow the road for a few hundred metres and then after the turning on the right for Deanwood House the next right turn is signed Deanwood Farm (if you reach the entrance for either Deanwood Golf Club or The Vineyard you've gone too far!) Follow the drive to the bottom and you will see Deanwood House, number 4 is the one with the clock tower.

THE LOCATION

Set in a private area, some 200 metres from the B4000, adjacent to the well respected Deanwood Park Golf Course. There are five other golf courses for beginners to Championship within 5 miles. Newbury Race course, the Watermill Theatre and Newbury Corn Exchange are within 2 miles. The immediate area has plenty of enviable places to eat, drink and meet, from prestigious restaurants to comfortable country pubs. Whilst access to major road networks, A34, A4 [M4 J13 is less than a mile away] and Newbury Town centre/rail station are a mere 2 miles away, the surrounding area has a semi-rural feel with endless bird watching, riding, walking and cycling opportunities.

THE PROPERTY

Converted in 2005 from a Victorian Coach-House, No 4 is one of a row of 5 individual properties that combines the classic lines of an 1890's Victorian exterior with all the modern technology inside to provide a 21st century comfortable interior.

OUTSIDE

Driveway parking, landscaped garden with patio area with lawn and there is a garden shed.

SERVICES

Mains electricity and water. Private drainage.

COUNCIL TAX

We are advised by West Berkshire Council that the property is in **Band F** with Council Tax payable of **£2,139.45** for the period 2011/2012.

VIEWING

By strict appointment with the vendors Sole Agents

Brunsdon Associates

Tel: 01635 255501

Email: property@brunsden.com

Visit our Website: www.brunsdon.com



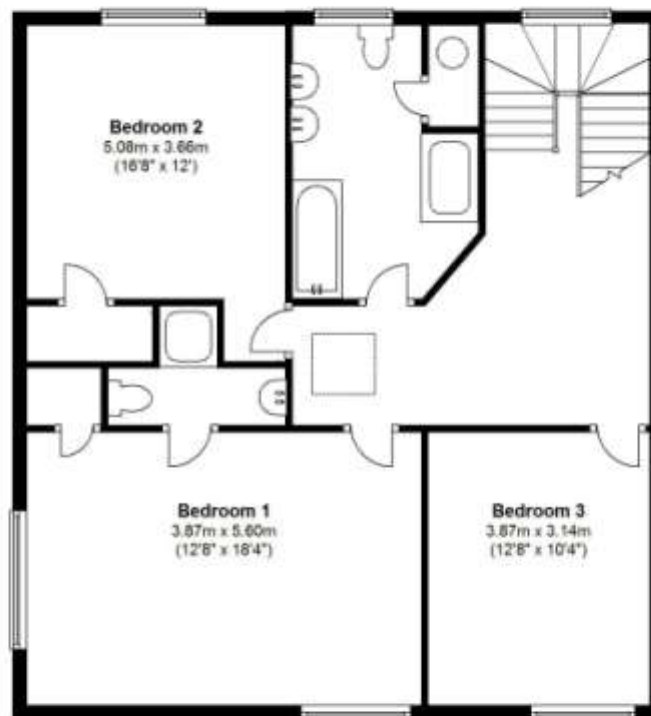
Ground Floor

Approx. 82.6 sq. metres (889.3 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.8 sq. feet)



Total area: approx. 164.4 sq. metres (1769.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A			
B			
C			
D			
E		45	45
F			
G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
A			
B			
C			
D			
E		42	42
F			
G			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	