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ASSOCIATES 

Lesok Cottage, Pyle Hill, Newbury, Berkshire, RG14 7SJ

Offers in excess of: £595,000 – Freehold

A most attractive Grade II listed period semi detached house with many character features set in wonderful grounds. Possibility to extend STP

Entrance hall, triple aspect sitting room, kitchen with integrated appliances, utility room, dining room, 3 double bedrooms, shower room, family bathroom, ample off road parking, two single garages, grounds of 0.92 acres

THE PROPERTY

The house dates from circa 1892 and is steeped in history, having been built by the leading Victorian architect Richard Norman Shaw, as an estate workers cottage for Lord Baxendale (Greenham Lodge Estate) Total of just under 2000 sq ft. The cottage is a good example of the renowned work with many arts and crafts features but now has refitted contemporary bathrooms and a bespoke fitted kitchen with granite worktops. The sitting room is triple aspect with a brick built open fireplace and the dining room also has an open fireplace with a cast iron surround. There is a quarry tiled floor in the entrance hall and stairs to the first floor via a curved wall up to a half landing with large window and deep sill. To the first floor there are three double bedrooms, the master bedroom is dual aspect with an impressive range of built-in wardrobes. There is also a stunning recently refitted shower room and further family bathroom with Jacuzzi bath.

OUTSIDE

The house is approached via electric wooden gates offering much privacy and a shared drive with wide grass verges, leading to two detached single garages and a generous parking area. A gate from here leads into the grounds, with a generous patio/dining area and path leading to the kitchen door. The grounds are mature and extend in all to 0.92 of an acre and wrap around three sides of the house. A good proportion of the grounds are laid to lawn with shrubs and flower beds, and with a less formal area interspersed with mature trees.

LOCATION

The property, being south of Newbury town centre is well placed for access to the railway station, the Newbury Race Course, golf course and the centre of the town which offers excellent shopping, theatre and cinema. Newbury offers access to the M4 motorway (J13) via the Newbury A34 Bypass and Newbury Station provides access to London Paddington in under an hour. The area also offers a large variety of well regarded schools for all age groups.

DIRECTIONS

From Newbury town centre take the A339 and turn left at the roundabout by Burger King onto Greenham Road, bear right at the mini-roundabout remaining on Greenham Road and continue straight over the next mini-roundabout proceed up the hill and turn left onto Water Lane, follow the road round to the right and then left and the gated entrance to Lesok Cottage will be found on your right hand side.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band F** with tax payable of **£2,442.32** for the period 2017/2018.

SERVICES

Main electricity, gas, drainage and water.

VIEWING

By strict appointment with the vendors Joint Agents Brunsdon Associates. **01635 255501** property@brunsden.com www.brunsdon.com

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.







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APPROX. GROSS INTERNAL FLOOR AREA 1995 SQ FT 185.3 SQ METRES (INCLUDES GARAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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