



The Colt House
Green Lane, Chieveley, Newbury, Berkshire



The Colt House

Green Lane, Chieveley RG20 8XB

A unique single storey property situated within a plot of approx. 1 acre with bright and spacious accommodation a separate two storey annexe and far reaching views

Entrance hall | sitting room with wood burning open fire | kitchen/breakfast room | garden room | utility room | workshop | cloakroom | master bedroom with en-suite | three further bedrooms | family bathroom | heated outdoor swimming pool | pool house | ample parking | gardens to front, side and rear totalling approx. 1 acre

Detached annexe with living area incorporating sitting room | dining area | kitchen | shower room | large double bedroom on first floor

DIRECTIONS: From the town centre take the A339 north signed Chieveley. Follow the signs for Chieveley and after passing under the M4 take the exit on the left to Chieveley. At the top of the slip road, turn left. Follow the road towards the village, passing a turning on the right and on entering the village the road becomes Graces Lane. Turn left at Ye Olde Red Lion public house into Green Lane, follow the road and as the road forks The Colt House will be found on your left hand side.



THE PROPERTY

The Colt House is a single storey timber built house dating from the 1960's. The property has been tastefully modernized and offers a wide range of accommodation together with a useful separate annexe and scope for home working. It is in a convenient location within walking distance of village facilities, local road networks and is in catchment for The Downs School.

OUTSIDE

There is a gravel driveway with parking for several cars in front of the house and annexe. The gardens are mainly laid to lawn with boundaries of trees and fencing. There is a heated swimming pool with paved surround and wooden pool house. To the side of the property is an extensive decked area with doors leading onto it from the kitchen/ breakfast room and the sitting room and providing ample space for outside entertaining.

LOCATION

Chieveley is a popular village to the north of Newbury with a health centre, village hall, short mat bowls club, Primary school, village shop and local pub/restaurant. For more information on the many amenities the village has to offer visit www.mychieveley.co.uk



NOTE

We are advised by the owners that Planning Permission from West Berkshire Council under planning application no 01/02158 (approved) currently exists to extend the property with two further bedrooms one with en-suite shower and dressing room, further shower room and garden room to lead off main sitting room. Further information upon request.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in Band E with tax payable of £1,798.04 for the period 2011/2012.

SERVICES

Electricity, mains water and drainage, oil fired central heating.

VIEWING

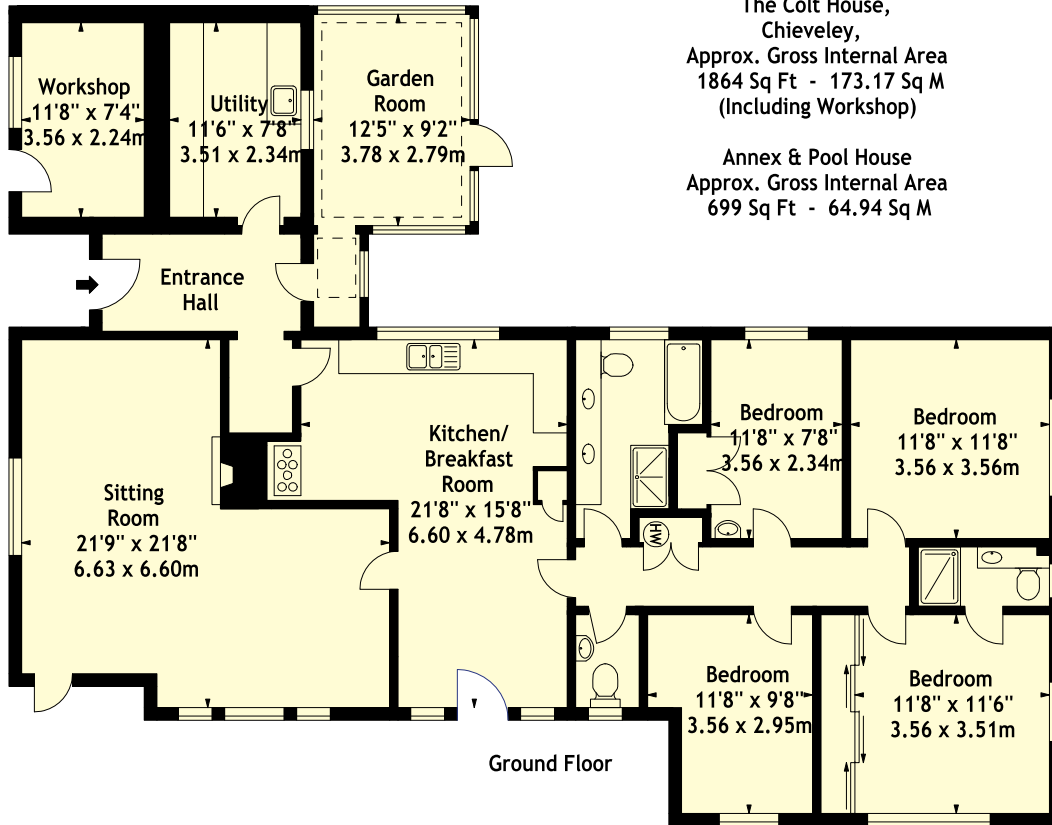
By strict appointment with the vendors Sole Agents
Brunsden Associates. 01635 255501
property@brunsden.com www.brunsden.com

IMPORTANT INFORMATION - THE PROPERTY MISDESCRIPTIONS ACT 1991 Whilst we as Brunsden 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.



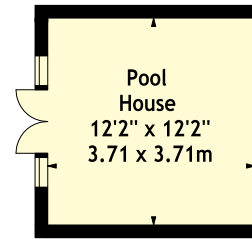
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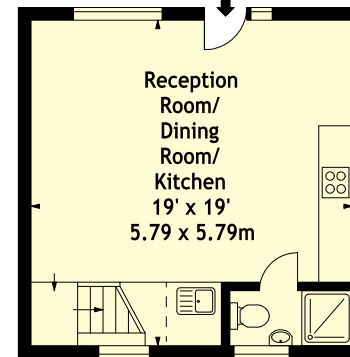


The Colt House,
Chieveley,
Approx. Gross Internal Area
1864 Sq Ft - 173.17 Sq M
(Including Workshop)

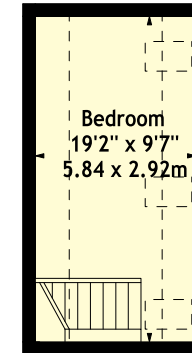
Annex & Pool House
Approx. Gross Internal Area
699 Sq Ft - 64.94 Sq M



Ground Floor



Ground Floor



First Floor



01635 255501 property@brunsden.com www.brunsdens.com
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