



Ayres Cottage










Ayres Lane, Burghclere, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive, period cottage extended and renovated to an excellent standard, in a desirable village location

A sympathetically upgraded family home offering generously proportioned accommodation and high quality fixtures and fittings throughout. It is situated in a beautiful village location, close to amenities, excellent state and private schooling and convenient commuter links.

	5 RECEPTION ROOMS		5 BEDROOMS		4 BATHROOMS
	DRIVEWAY		GARDEN		FREEHOLD
	RURAL/ VILLAGE		2,280 SQ FT		GUIDE PRICE £1,100,000



The property

Ayres Cottage is a valuably unlisted semi-detached family home, sensitively extended and modernised by the current owners, offering almost 2,300 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to provide an elegant, practical living and entertaining environment, the house is fitted with high quality fixtures and fittings and a wealth of natural wood and stone flooring across the ground floor. The accommodation flows from a welcoming flagstone-floored entrance hall and a useful cloakroom. It comprises a cosy sitting room with open fireplace and a door to an inner hall, giving access to a well-proportioned study. Opening off the entrance hall—and accessible from the sitting room—is a TV room that leads into an impressive 31 ft kitchen/dining room extension added by the current owners. The kitchen features a range of contemporary wall and base units, a large 10 ft central island with breakfast bar, complementary quartz work surfaces, a double Belfast sink, Italian range cooker and modern

integrated appliances. The dining area offers space for a large table, with bi-fold doors opening onto the rear terrace, and a door to the utility room which gives side access. Completing the ground floor is a smart and comfortable snug with engineered wooden flooring.

The part-vaulted first floor provides a luxurious principal bedroom with en suite bathroom and a fitted dressing room, two further front aspect double bedrooms and two rear aspect double bedrooms with modern en suite shower rooms. A newly installed family shower room with ornate botanical tiling completes the level.



Outside

Set behind a low-level wall with plenty of kerb appeal, the property is approached over a gravelled driveway providing ample parking for multiple vehicles, with mature trees and shrubs lining the boundary. The south-facing part-walled garden to the rear is well maintained and laid mainly to lawn, featuring a spacious, paved terrace and barbeque area accessible from the bi-fold doors off the dining area, ideal for entertaining and al fresco dining.

A detached store/ outbuilding offers potential for conversion to a studio or games room (subject to necessary planning consents).

Location

Located to the north of the North Wessex Downs and close to the well-known local areas of Beacon Hill and Watership Down, Burghclere village has a thriving community spirit, church, pub, cricket ground and primary and secondary schools. The historic market town of Newbury offers a comprehensive range of amenities centred around its large market square including shops, restaurants, a theatre, cinema and

sporting facilities including Newbury Racecourse. More extensive facilities are available in Basingstoke, Reading, Winchester, Swindon and Oxford. Communications links are excellent: the A34 links to the M4 to the north and M3 to the south, and Newbury station (5.1 miles) provides regular services to major regional centres and to central London in around 40 minutes.



Distances

- Newbury 3.9 miles
- Basingstoke 15.5 miles
- Reading 19.3 miles
- A34 1.3 miles
- M4 (Junction 13) 9.1 miles
- London Heathrow Airport 47.4 miles

Nearby Stations

- Newbury
- Whitchurch

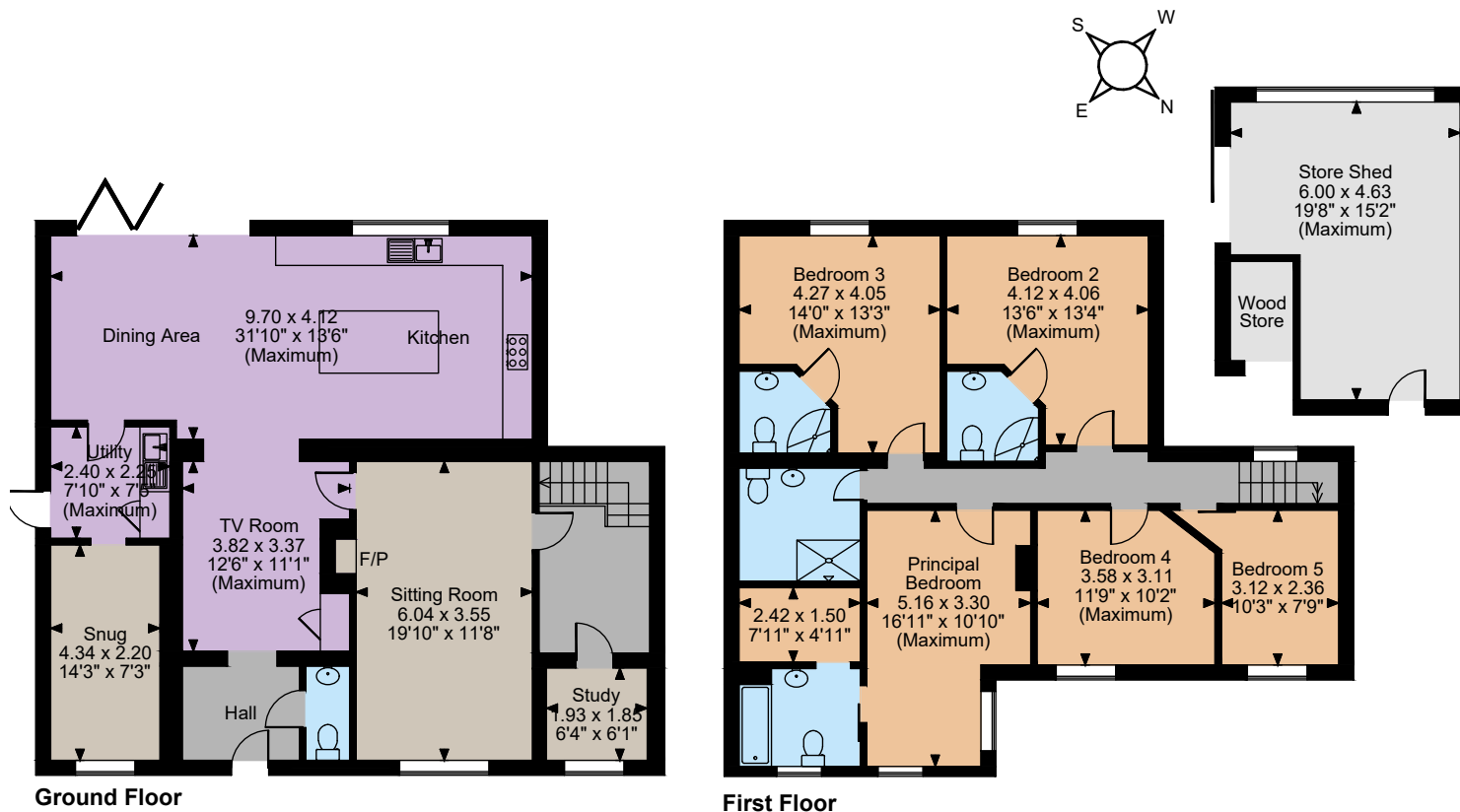
Key Locations

- Wessex Downs National Landscape
- Highclere Castle
- Greenham Common

Nearby Schools

- Horris Hill
- St Gabriel's
- Cheam
- St Bartholomew's School





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

House internal area 2,280 sq ft (212 sq m)

Outbuilding 287 sq ft (27 sq m)

Total internal area 2,567 sq ft (239 sq m)
For identification purposes only.

Directions

Post Code: RG20 9HG

what3words: ///blast.skyrocket.truckload

General

Local Authority: Basingstoke and Deane Borough Council

Services: Mains water, drainage and electricity. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Freehold

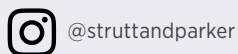
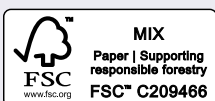
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Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com
struttandparker.com



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