



# 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  
£980,000**



### The property

Ayres Cottage is a valuable 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 dining 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 dining room—is a snug which leads into an impressive 31 ft kitchen/living 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 living area features 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 playroom 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 kitchen/ living area, ideal for entertaining and al fresco dining.

Within the garden, there is a detached outbuilding that has been recently converted into a games room and could be easily adapted for a variety of other uses if required.

## 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

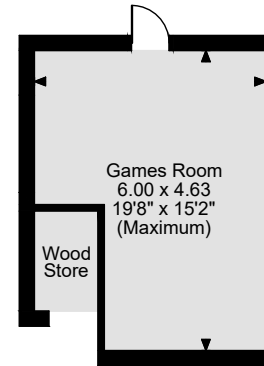
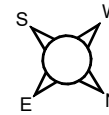
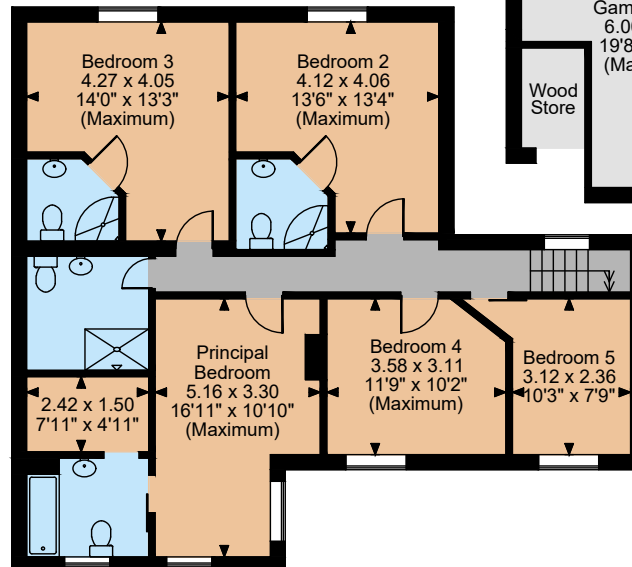
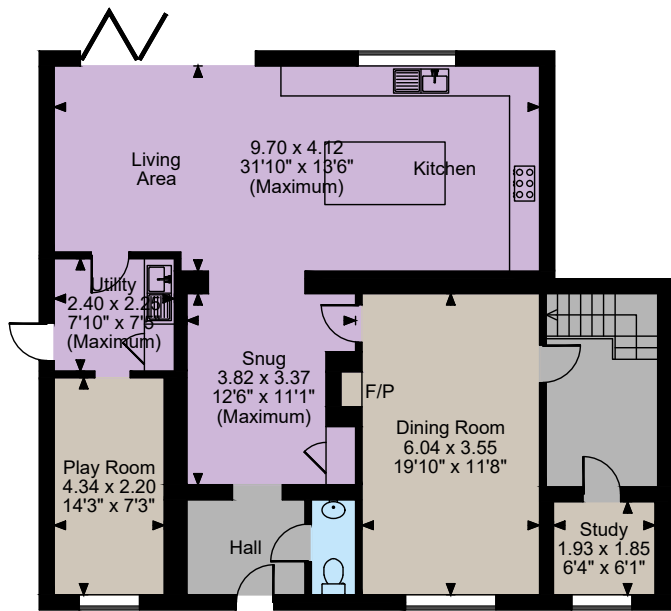
## Key Locations

- Highclere Castle
- Greenham Common

## Nearby Schools

- St Gabriel's
- Cheam
- Park House School





**Ground Floor**

**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8649339/DGO

## Floorplans

House internal area 2,280 sq ft (212 sq m) Games room and Wood Store 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

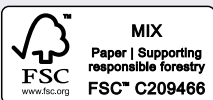
## Newbury

55 Northbrook Street, Newbury RG14 1AN

**01635 521707**

[newbury@struttandparker.com](mailto:newbury@struttandparker.com)

[struttandparker.com](http://struttandparker.com)



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited