

2 Ivory Farm Cottages, Burghclere



Strutt
& Parker

Land and property. Since 1885.

A charming two-bedroom period cottage with plenty of character, set in an idyllic rural position with easy access to Newbury and local transport connections

The Property

2 Ivory Farm Cottages is a delightful two-bedroom semi-detached cottage, set in a picturesque yet accessible rural position approximately five miles south of Newbury. The cottage enjoys attractive views across the surrounding countryside and features rendered and weatherboarded elevations, while inside there is well-presented accommodation with a range of character features, providing comfortable and versatile living space.

At the front of the property, double doors open to the welcoming porch, which leads into the sitting room. The ground floor provides three reception rooms, including the cosy sitting room, which features a heavy timber beam and brick-lined fireplace fitted with a log burner. There is also a separate dining room and, to the rear, a sunny garden room providing a further flexible reception space with views towards the garden. The kitchen/ breakfast room is well equipped with fitted wall and base units, a walk-in pantry, and space for the necessary appliances, together with room for informal dining.

Upstairs are two well-proportioned double bedrooms, both with clean, neutral décor. The first floor also has a family bathroom with an over-bath shower.

The cottage occupies a peaceful country lane, with barns and farm outbuildings opposite and views towards Beacon Hillfort to the south. Parking is available opposite the cottage on the shared driveway, while the front and rear gardens are bordered by hedgerows and mature trees and feature areas of lawn and two storage sheds. The gardens provide a pleasant outdoor setting and offer scope for further landscaping if desired.

1.087 sq ft (119 sq m)
3 reception rooms
2 bedrooms
1 bathroom
Off road parking
Generous garden
To let | Rural

Guide price £1,700 pcm*



Location

The property is set in a rural location just outside the small village of Burghclere, five miles south of Newbury and surrounded by beautiful North Wessex Downs countryside. The village has a local pub and a village hall, as well as several schools, including a state primary and a secondary school, as well as the independent St. Michael's School. Local amenities can be found in the bustling market town of Newbury, with its excellent choice of shopping in its vibrant town centre, as well as several supermarkets and leisure facilities. Newbury mainline station, six miles away, offers services to London Paddington (from 40 minutes), while Winchester offers services into London Waterloo. The A34 is within easy reach, providing easy access to both the M4 and the M3.

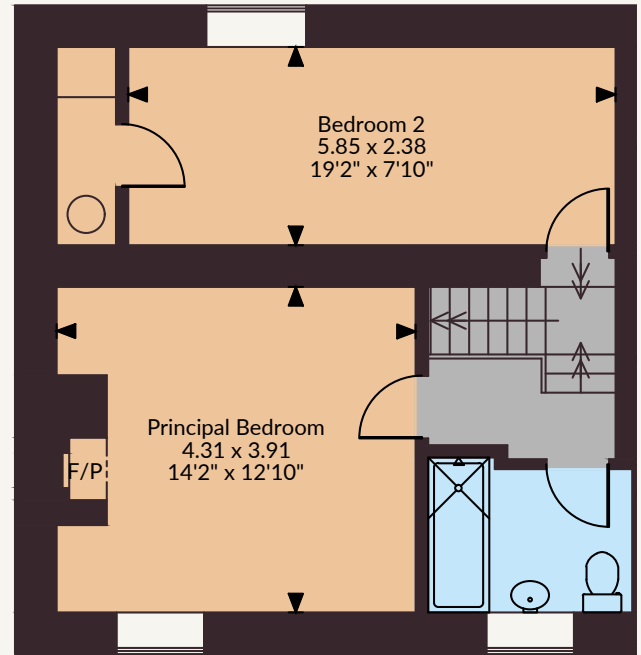
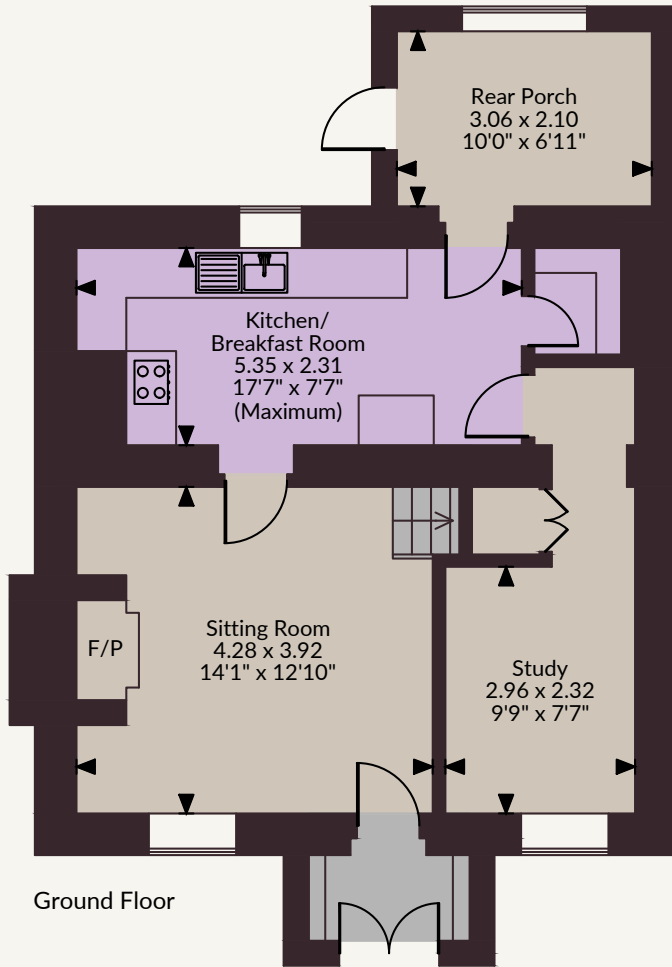
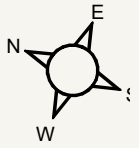
Postcode region: RG20

General

Local Authority: Basingstoke & Deane Borough Council
Services: Mains water and electricity. Oil fired central heating.
Private drainage - emptying responsibility shared 50%.
Council Tax: Band D
EPC Rating: E
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

*Tenant charges may apply, please visit struttandparker.com/tenantcharges for more information

Ivory Farm Cottages, Burghclere, Newbury
Internal area 1,087 sq ft (101 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8706204/JLW

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010 | salisbury@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.