



Rosemary Cottage

Chapel Row, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully renovated family home extending to over 4,000 sq ft set within delightful gardens

An extended character property with generously proportioned rooms, set in a beautiful rural location



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



APPROX 0.45 ACRES



FREEHOLD



RURAL/VILLAGE



4,100 SQ FT



**GUIDE PRICE
£1,750,000**



The property

Rosemary Cottage is a delightful property set in beautiful gardens. Dating back to the early 1900s the property has been extended and thoughtfully renovated.

The house is situated in a semi rural location with easy access to the village of Chapel Row and its amenities. Well maintained, mature gardens wrap around the house on all sides creating a sense of seclusion whilst being close to the village. The house provides comfortable, well laid-out accommodation with well proportioned rooms and large windows affording plenty of natural light. Downstairs there are 3 sizeable reception rooms one of which is triple aspect, showering the room with natural light. The kitchen/ breakfast room is large and modern with Shaker style cupboards and an Aga; bi-fold doors open up into an expansive terraced area.

Upstairs all 5 bedrooms are generous in size and are light and airy. The principal bedroom enjoys a Jack and Jill bathroom that links to bedroom 5 and has extensive fitted wardrobes. Two further bedrooms have easy access to another two bathrooms and the bedroom on the ground floor has an ensuite shower. Additionally there is a garage, a large lightfilled studio room and a games room extension, linking to the main house.

Outside

Access is via a gated entrance and sweeping gravel driveway. The house sits comfortably in almost half an acre. The gardens are charming, with several mature trees and box hedging edging mature flower borders. An attractive paved terrace runs along the back of the house and can be accessed from both the kitchen and the drawing room, making it ideal for entertaining and relaxing.



Location

Chapel Row is a sought-after village within easy reach of Newbury, Thatcham and Reading, and surrounded by beautiful rolling countryside. The village has a local pub and a café, while nearby Beenham benefits from its own church and pub. Primary schools are available at nearby Woolhampton, Beenham and Bradfield Southend, which also offers a village store and post office, and a gastro pub, The Queens Head. Thatcham provides a further range of facilities including a direct commuter rail service to London Paddington. Reading and Newbury are also close by and offer a comprehensive range of amenities including shops, restaurants and theatres. The range of schooling in the area is excellent, including St Andrews, The Oratory, Elstree School, Bradfield College and Downe House. There are a variety of recreational pursuits available in the area and the surrounding countryside is renowned for its walks and rides

Distances

- Thatcham Town Centre 4 miles
- Newbury 8 miles
- Hungerford 16 miles
- Reading 12 miles

Nearby Stations

- Thatcham mainline station 5 miles (45 mins to London Paddington)
- Reading mainline station 11 miles
- Theale mainline station 6 miles

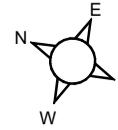
Key Locations

- Newbury Racecourse
- Watermill Theatre
- Highclere Castle

Nearby Schools

- The Oratory
- Elstree
- Bradfield College





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

□□□□ Denotes restricted head height

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Floorplans

House internal area 3,825 sq ft (355 sq m)

Garage internal area 260 sq ft (24 sq m)

Total internal area 4,085 sq ft (379 sq m)

For identification purposes only.

Directions

Post Code RG7 6PB

what3words: ///vented.standards.tribune

General

Local Authority: West Berkshire 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: G

EPC Rating: D

Newbury

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