



The Hawthorns, Down End, Chieveley, Newbury

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Hawthorns

Down End, Chieveley, RG20 8TR

A handsome detached family home with attractive décor and outstanding rural views in desirable Chieveley

M4 (Jct 13) 1.7 miles, Newbury town centre 5.4 miles, Newbury mainline station 6.2 miles (41 minutes to London Paddington), Thatcham 6.5 miles, Reading 17 miles, Heathrow Airport 43 miles

Reception hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Double garage | Garden
EPC rating D

The property

The Hawthorns is a beautifully presented family home that offers light, airy living accommodation with flexible reception rooms and attractive décor throughout.

The ground floor has three comfortable receptions, including the 21ft sitting room, which has a woodburning stove and double doors opening onto the west-facing dining room at the rear. The dining room has a large ceiling lantern skylight and bi-fold doors to the garden, as well as views across the surrounding countryside. There is also a useful home study and an open-plan kitchen/breakfast room with space for a seating area or dining table. The kitchen itself has shaker-style units in grey, a split butler sink and space for a range cooker. Upstairs there are four double bedrooms, all of which include built-in storage. The principal bedroom has a luxury en suite shower room, while the first floor also has a large family bathroom with a separate shower unit.

Outside

At the front of the property, a gravel driveway provides parking for several vehicles as well as access to the integrated double garage. There is an area of lawn at the front, bordered by established hedgerow, while at the rear, the garden backs onto open fields. It includes paved pathways and terracing, an area of timber decking and a level lawn, bordered by fencing and hedgerows. To the side of the property there are raised beds, a garden shed and rear access to the garage.

Location

The sought-after village of Chieveley sits surrounded by the stunning rolling countryside of the North Wessex Downs Area of Outstanding Natural Beauty, yet also within easy reach of all the necessary everyday amenities. Newbury is just four miles away, with its excellent selection of shops, supermarkets, and leisure facilities, as well as a mainline station providing regular services to London Paddington. The M4 is just a mile away, offering superb connections by road to the west and towards London. The village has a local pub and a primary school, while there are several other good and outstanding rated schools in the local area. The independent Downe House school is three miles away in Thatcham.

Directions

From Strutt & Parker's Newbury office, take The Broadway north and at the roundabout, take the second exit onto London Road. Continue straight ahead at one roundabout, then us the right lane to join the A339/Western Avenue. Continue on the A339, then as the road merges with the A34, keep left to continue on the A339. Take the exit towards Chieveley and at the roundabout, take the second exit. Keep left and filter off towards Chieveley, turn left onto Graces Lane and immediately right onto Oxford Road. Turn left onto Downend Lane, turn right onto Northfields and you will find The Hawthorns on the left after 0.2 miles.





Floorplans
House internal area 2,024 sq ft (188 sq m)
Garage internal area 340 sq ft (32 sq m)
Total internal area 2,364 sq ft (220 sq m)
For identification purposes only.



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

Local Authority: West Berkshire Council

Tel: 01635 551 111

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

Council Tax: Band G

Tenure: Freehold

Guide Price: £950,000

Newbury

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