



Elm Tree Cottage, Leckhampstead, Newbury, Berkshire

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# Elm Tree Cottage Leckhampstead, Newbury, Berkshire RG20 8QY

A charming period house in a very popular downland village

Great Shefford 5 miles, Hungerford 10 miles, Newbury 6.5 miles (London Paddington from 40 mins), Wantage 8 miles, M4 (J14) 5 miles

Kitchen/breakfast room | Sitting room | Drawing room | Study | Utility | Cloakroom | 4 Bedrooms  
Shower room | EPC Rating D

Garden | Garage | Carport

## The property

Elm Tree Cottage is a delightful and valuably un-listed period house situated in a wonderful position on the edge of the village and surrounded by beautiful rolling countryside.

The property is very well presented throughout and is full of character and charm with many original features still in place. There is a delightful kitchen/breakfast room fitted with a good range of base and wall units with smart wooden worktops, and an attractive tiled floor. The kitchen leads through to a charming sitting room/family room with smart wooden flooring and space for a dining table if required. Beyond the sitting room is a further spacious reception room, with a lovely inglenook fireplace and log burning stove, as well as a small study/office. There is also a useful utility room, and cloakroom adjoining the kitchen. The two reception rooms and the kitchen all look out across the garden. Upstairs there are four bedrooms, three with wonderful far reaching views over the neighbouring farmland, and the other with views of the church. There is also a modern family shower room.

## Outside

Elm Tree Cottage is approached from the village lane across a gravelled driveway and benefits from a garage and a covered parking area/car port. There is a beautiful garden which is mainly laid to lawn and edged with mature hedges, shrubs, and pretty flower borders. A paved south-east facing terrace wraps around the rear of the house providing different seating areas, and is ideal for outside entertaining and enjoying the wonderful outlook over the surrounding countryside. There are also two useful garden sheds and a greenhouse tucked away at the bottom of the garden.

## Location

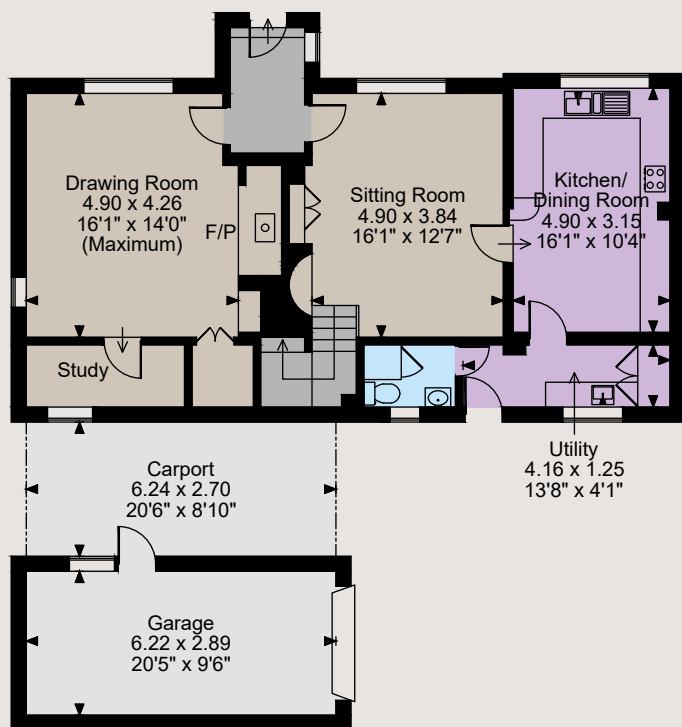
Elm Tree Cottage is situated in Leckhampstead, a very sought-after village in a rural elevated spot on the Berkshire Downs and with a wealth of bridleways and footpaths for walking, horse riding and cycling that can be accessed directly from the village. There is a thriving local community, and a village hall and church in the village itself, and there are pubs in nearby Chaddleworth and Peasemore. The small market towns of Wantage and Hungerford provide an excellent range of local facilities, as well as shops, cafes and restaurants, and there is a Waitrose supermarket and a weekly market in Wantage. The larger town of Newbury caters for most other day to day needs. Communications in the area are excellent, with a direct train service from Newbury or Hungerford into London Paddington (Newbury to Paddington from 40 minutes and Hungerford to Paddington from 48 minutes) and easy access to the M4 and A34 linking with London, Heathrow Airport and the West Country. There is a wide choice of highly regarded schools in the area including Brightwalton pre-school and primary school, the Downs School in Compton, and a range of independent schools including Cothill, Pinewood, Bradfield College, Radley College, Abingdon, St Edwards, Marlborough College, Downe House and St Gabriel's.



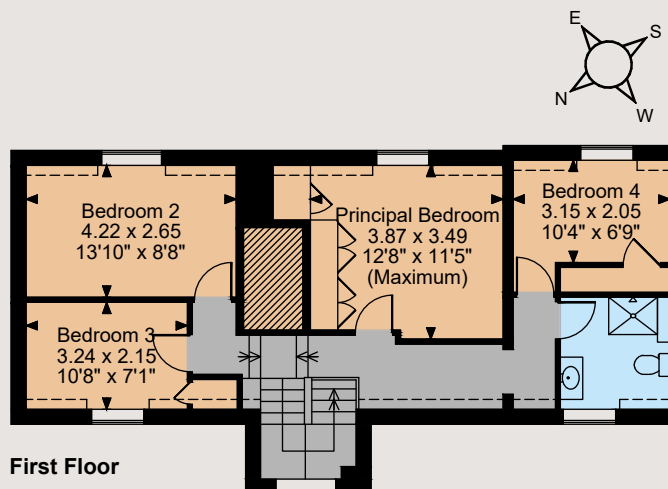




Floorplans  
House internal area 143 sq m (1,543 sq ft)  
Garage internal area 18 sq m (193 sq ft)  
Carport external area 17 sq m (181 sq ft)  
For identification purposes only.



**Ground Floor**



**First Floor**



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

□ □ □ □ Denotes restricted head height

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## Directions

From Newbury, take the B4494 north towards Wantage and continue for approximately 7 miles, then take the left turn signposted to Leckhampstead and Boxford. Follow the lane for approximately 0.4 miles and turn right signposted to Leckhampstead. Continue for approximately 350 yards and the property will be found on the right hand side.

## General

**Local Authority:** West Berkshire Council

Tel: 01635 551111

**Services:** Mains electricity and water.

Private drainage that our client informs us complies with current regulations.

Oil-fired central heating.

Gigaclear broadband.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £775,000

## Newbury

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