

Ivy Cottage, Newtown Common,
Newbury, Hampshire



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A detached 4 bedroom cottage in a tucked away location on the outskirts of Newbury

Ivy Cottage is a charming period home believed to date from the early 1800s, with sympathetic 20th-century additions that have enhanced the accommodation while retaining the property's character and appeal. Tucked away off a quiet country lane, the property enjoys a delightful woodland setting, offering both privacy and a wonderful sense of tranquillity.

The welcoming entrance hall features attractive traditional quarry-style chequered floor tiles and provides access to the principal reception rooms and kitchen. The kitchen is fitted with a range of matching wooden wall and base units, complemented by a range cooker, and offers ample space for a breakfast table. A useful utility room and rear entrance hall are situated adjacent to the kitchen.

The dining room features an attractive brick fireplace, creating a warm and inviting atmosphere. The dual-aspect drawing room enjoys a charming bay window, a wood-burning stove and French doors opening onto the garden. Also located off the entrance hall are a study and WC, while beyond the study a conservatory provides an abundance of natural light and pleasant views of the garden.

The first floor comprises a generous principal bedroom with fitted storage and an en-suite shower room, together with three further well-proportioned bedrooms, all served by a family bathroom fitted with a shower over the bath.

Outside, the property occupies a generous plot, with gardens laid predominantly to lawn and interspersed with mature trees and established shrubs. A terrace immediately adjoining the house provides an ideal space for al fresco dining and outdoor entertaining. Additional outbuildings include a brick-built shed, a summer house which is currently being utilised as a garden office and a greenhouse. A five-bar gate from the lane provides access to off-road parking situated to the rear of the property.

2,046 sq ft (190 sq m) | Freehold
4 bedrooms | 4 reception rooms
2 bathrooms | Secluded woodland setting

Guide price £850,000

Location

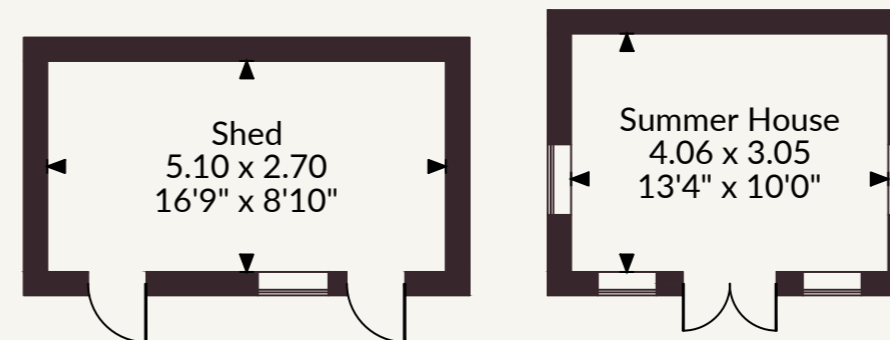
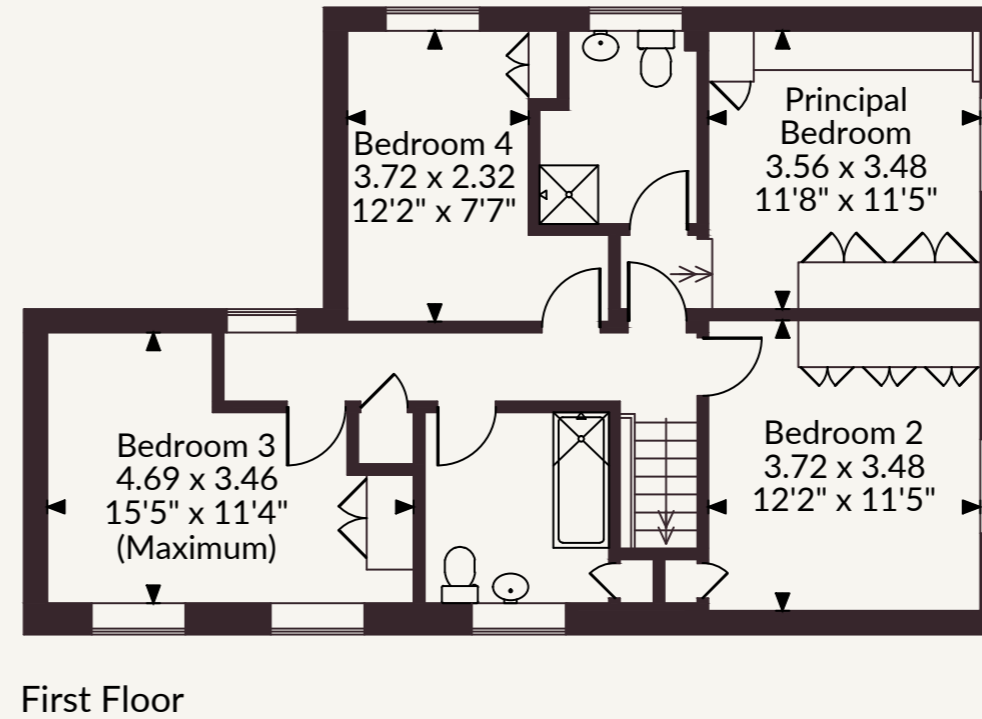
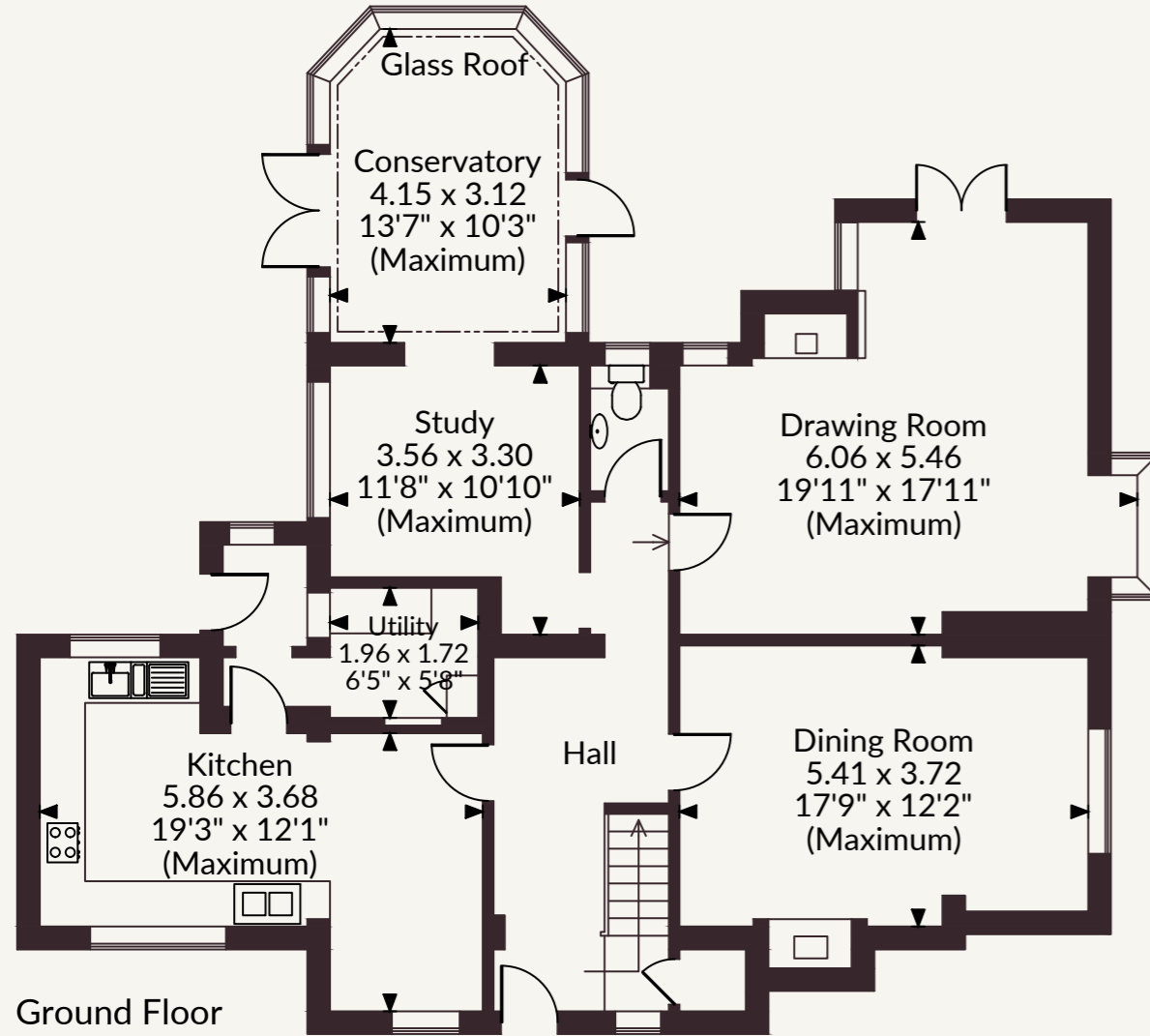
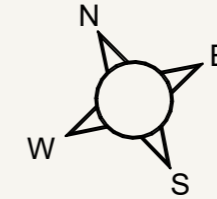
The property occupies a secluded setting, amidst woodland and heathland, on the southern fringes of Newbury, providing the perfect environment for outdoor enthusiasts. Newbury offers a wide choice of shops, cafes, restaurants and pubs, as well as larger supermarkets. Road and rail communications are excellent with easy access to the A34 and M4 and there are direct train services from Newbury into London Paddington. Well-regarded schooling in the vicinity includes St Gabriels, Cheam, Elstree, and Thorngrove.

General

Local Authority: Basingstoke and Deane
Services: Mains supply water and electricity, Oil fired central heating. Solar panels. EV charging point.
This property has a private drainage system which may not comply with current regulations. Further details available from the agent.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Ivy Cottage, Newtown Common, Newbury
 Main House internal area 190 sq m (2,046 sq ft)
 Shed internal area 14 sq m (148 sq ft)
 Summer House internal area 12 sq m (133 sq ft)
 Total internal area 216 sq m (2,327 sq ft)



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

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