



West Cottage

The Thicket, Leckhampstead, West Berkshire



BNP PARIBAS GROUP

A picturesque cottage with four bedrooms, plenty of character and beautiful gardens and grounds

A detached, period cottage set in a peaceful position on the edge of the village of Leckhampstead, surrounded by beautiful North Wessex Downs countryside. The property features splendid painted brick elevations outside, while inside there is well-presented accommodation and a wealth of character features, including original fireplaces.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY



2.87 ACRES



FREEHOLD



**RURAL/
VILLAGE**



1933 SQ FT



£1,175,000



The property

West Cottage is a splendid detached period home, offering four bedrooms and comfortable, flexible accommodation in a sought-after village position. There are four comfortable reception rooms on the ground floor, including the generously proportioned L-shaped sitting room, with its brick-built fireplace and French doors opening to the rear garden. Adjoining the sitting room is the study, which overlooks the garden to the rear and provides useful space for home working. The ground floor also has a formal dining room with a fireplace, fitted with a logburner. The well-proportioned kitchen also provides space for informal dining and features wooden fitted units to base and wall level, as well as an Aga and space for all the necessary appliances. The utility room offers further valuable storage and appliance space. Double doors lead from the kitchen to the south-facing conservatory, providing further space in which to relax, as well as French doors opening onto the front garden.

Upstairs, the first-floor landing leads to four double bedrooms, including the dual aspect principal

bedroom, which stretches from the front to the rear. The first floor also has a family bathroom with an over-bath shower, and additional shower room.

Outside

The south-facing front garden welcomes plenty of sunlight throughout the day and features paved pathways and a patio area for al fresco dining. There is also a beautifully maintained area of lawn bordered by spring flowers, established hedgerows and mature trees. Parking is available on the gravel driveway at the front of the property, while at the rear there is gravel terracing across the back of the house, and a further area of lawn, bordered by well-stocked beds with various shrubs and flowering perennials. There is also a small pond, a timber-framed summer house, an orchard, where bluebells carpet the ground in the spring and a vegetable garden area. Beyond the garden, the property also includes fenced paddocks, which have a separate vehicular access and are ideal for equine or smallholding use. There are also several stores and outbuildings, and a field shelter, with light, water and power.



Location

West Cottage enjoys a prime location in Leckhampstead, a very sought-after village nestled in an elevated position on the picturesque Berkshire Downs. This charming rural haven is perfect for outdoor enthusiasts with direct access to an abundance of bridleways and footpaths for walking, horse riding, and cycling amidst breathtaking countryside. The village itself boasts a vibrant and welcoming community, complemented by a delightful village hall and an historic church that add to its quintessential English charm. For those who enjoy culinary excellence, nearby options include the renowned Crab and Boar and the exceptional Damson, recently honoured with a Michelin Star. The bustling market town of Newbury is easily accessible, with its excellent amenities including a wide range of shops, supermarkets, restaurants, charming cafés and cultural attractions. For leisure and entertainment, the award-winning Watermill Theatre provides regular performances, and golf is available at West Berkshire Golf Club. The area is well connected by road, with easy access to the A34 and M4.

Distances

- Chieveley 4.8 miles
- Newbury 7.2 miles
- Wantage 8.5 miles
- Hungerford 9.5 miles
- Didcot 12 miles
-

Nearby Stations

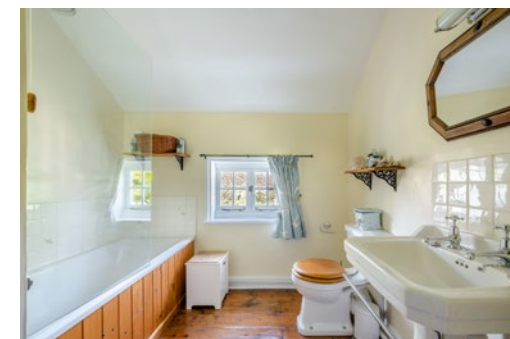
- Newbury
- Thatcham
- Hungerford

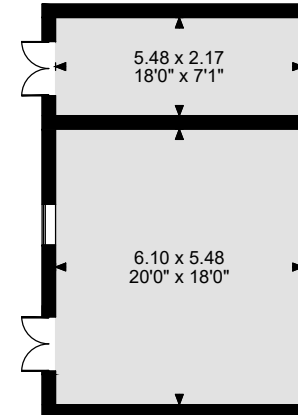
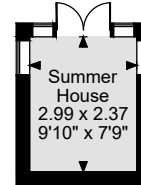
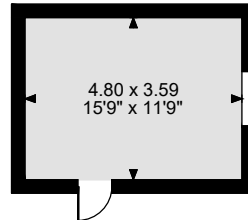
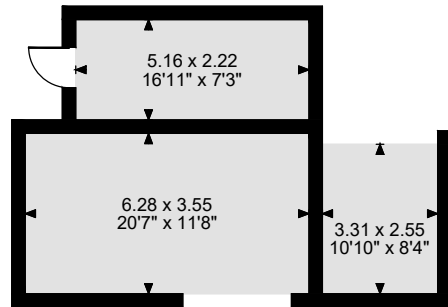
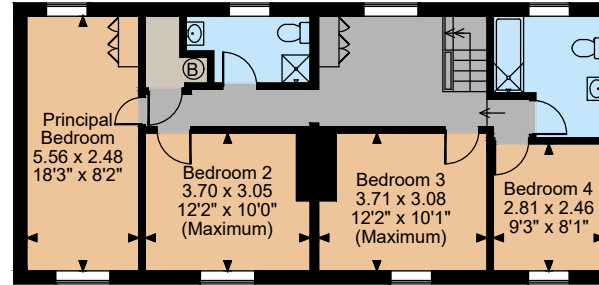
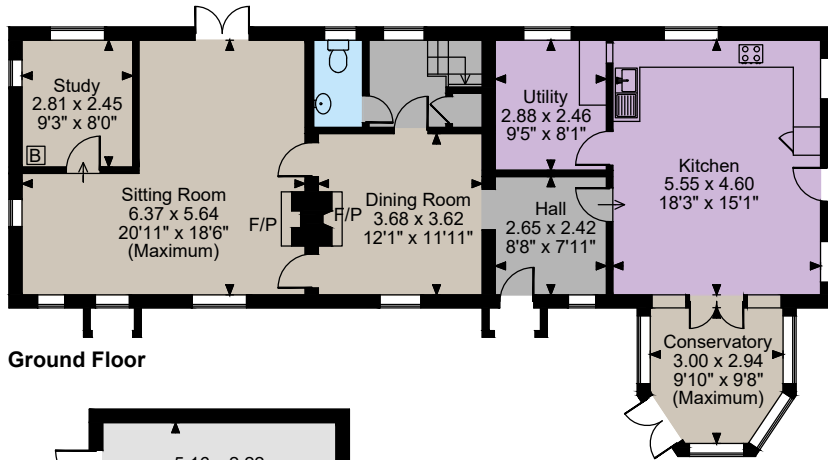
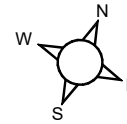
Key Locations

- Newbury Racecourse
- Watermill Theatre
- Donnington Castle

Nearby Schools

- Cheam School
- St Gabriels School
- Brightwalton C.E. Primary School
- The Downs School





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

House internal area 1,933 sq ft (180 sq m)

Outbuildings area 1,248 sq ft (116 sq m)

Total internal area 3,181 sq ft (296 sq m)

For identification purposes only.

Directions

RG20 8QW

what3words: ///blanks.motivates.evening

General

Local Authority: West Berkshire District Council

Services: Mains supply electricity and water. oil fired central heating. This property has a private drainage system which may not comply with current regulations. Further details available from the agent.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Freehold

Newbury

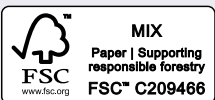
55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com

struttandparker.com

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