



Marsh Cottage, Weston, Newbury, West Berkshire

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Marsh Cottage, Weston, Newbury, West Berkshire, RG20 8JB

A charming detached thatched cottage in a beautiful riverside setting

Newbury 7 miles (London Paddington from 42 mins), Hungerford 7 miles, Great Shefford 1 mile, M4 (J14) 3 miles

Family room | Snug | Dining room | Kitchen/ breakfast room | Utility | Cloakroom with shower
Principal bedroom with dressing room
2 Further bedrooms | Family bathroom
Shower room | Outbuilding/shed | Garden
EPC rating E

The property

Marsh Cottage is a delightful and valuably unlisted three bedroom period property that is beautifully presented, with a mixture of neutral and modern décor and modern fittings complementing original features, such as open fireplaces and exposed timber beams and brickwork throughout. The ground floor has three well-presented reception rooms, with the well-proportioned family room featuring a grand brick-built fireplace with a woodburning stove. There is also a comfortable snug, while the dining room is located in the light, modern extension with its vaulted ceiling exposed timber beams and French doors opening onto the garden. The kitchen and breakfast room has modern shaker-style units, wooden worktops and an Aga, plus space for a family dining table.

The first floor has three double bedrooms including the principal bedroom with its adjoining dressing room. The first floor has a family bathroom and a shower room, while the ground floor provides a further shower room.

Outside

Marsh Cottage is in a unique setting with stunning views of the River Lambourn. There is no vehicular access directly to the cottage, but by foot via a neighbouring driveway. The cottage is surrounded by an enchanting country garden, with gravel pathways, paved terracing, lawns and meadows, spring flowers, numerous shrubs and mature trees. The River Lambourn flows gently past the end of the garden, with a quaint footbridge across the river and a peaceful riverside deck on which to relax.

Location

The property is situated to the west of Newbury in the small rural village of Weston. The River Lambourn runs through the village, and with its idyllic water meadows it is designated an Area of Outstanding Natural Beauty. The nearby village of Great Shefford offers good local amenities with a shop, post office and public house. A wider range of leisure and shopping facilities is available in Newbury including cafes and restaurants, a cinema, the renowned Watermill Theatre and Newbury racecourse. Schooling is well catered for in and around the local area, with numerous sought after independent schools such as Cheam, Thorngrove, St Gabriel's School, Downe House, and Horris Hill, all a short drive away. Communications are excellent with a fast train service from Newbury into London Paddington taking a little as 42 minutes, and the A34 and M4 are easily accessible providing excellent links to London and the national road network.

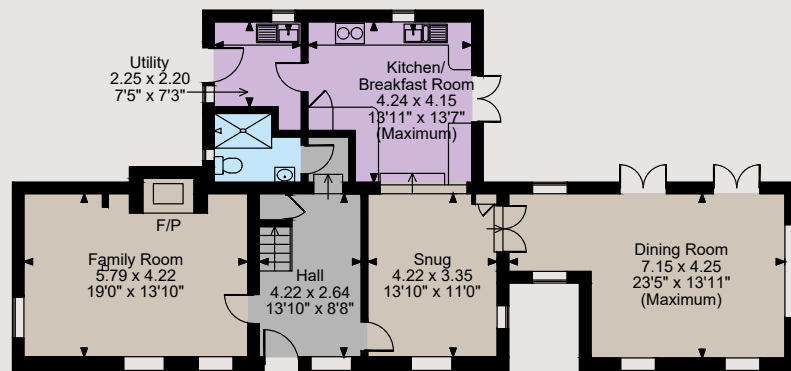
Directions

From Newbury, take the B4494/Oxford Road away from the town centre and the roundabout for Western Avenue/A4. After half a mile, take the first exit at the roundabout onto Grove Road and then continue for four miles, on Lambourn Road and then Rood Hill. Pass under the motorway and after a further mile and a quarter, you will find the property on the right-hand side.

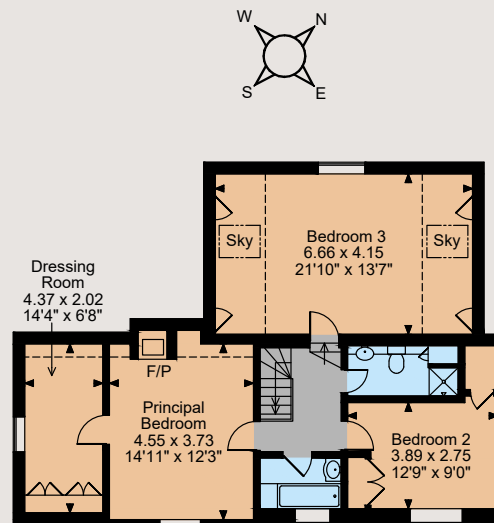




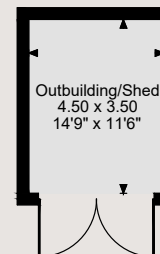
Floorplans
Main House internal area 1,895 sq ft (176 sq m)
Garage internal area 170 sq ft (16 sq m)
For identification purposes only.



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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General

Local Authority: West Berkshire Council
Tel: 01635 551111

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

Council Tax: Band E

Tenure: Freehold

Guide Price: £885,000

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

Newbury

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01635 521707

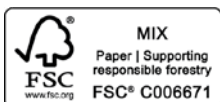
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