



**CHERITON**  
£1,250,000

**Carter Jonas**



## **CHERITON DOWN END CHIEVELEY RG20 8TF**

- Newbury 6 miles
- Hungerford 13 miles
- Oxford 22 miles
- Regular commuter trains from Newbury and Didcot stations to London Paddington M4 (J13) 1.5 miles

Entrance hall · sitting room with woodburner · amazing kitchen/dining/family room with bi-fold doors · study · games room · sizeable utility/ bootroom with adjacent wc · Impressive principal suite with luxury bath/ shower room leading to a dressing room/5th bedroom · second bedroom with en suite bath/shower room and dressing / study area · 2 further double bedrooms · extensive parking to the front · landscaped west facing garden with outdoor kitchen · Energy Rating D

### **SITUATION**

Chieveley is an attractive lively village northwest of Newbury town centre within easy access of junction 13 of the M4 motorway and the main A34. There is a village shop, a doctor's surgery and pharmacy, and 2 public houses. There is also a thriving private nursery, a primary and junior school and a Church of England church.

### **DESCRIPTION**

Cheriton is a beautifully presented 4/5 bedroom house believed to have been built in the 1950's and extended in the 1990's and more recently in 2018 to create a wonderful family house. The current property has been greatly enhanced recently and offers spacious accommodation radiating from a central hall. The house has a modern feel to the layout with oak wooden doors and French oak wood floors throughout. On the ground floor there is an open hall with access to the beautiful sitting room and the most incredible kitchen/dining/family room.

**A STUNNING HOUSE OF OVER 3000 SQ FT IN THIS MOST SOUGHT AFTER VILLAGE BENEFITING FROM A PRIVATE WEST FACING GARDEN OVERLOOKING OPEN COUNTRYSIDE AND BEING LOCATED IN THE CATCHMENT OF THE DOWNS SCHOOL IN COMPTON.**



From here there is access to the games room and expansive utility/boot-room with limestone tile floor, WC and study. On the first floor there is a lovely bright and spacious landing giving access to the principal suite, with luxury bathroom and adjoining dressing room which could also be used as bedroom 5. On this level there are a further 2 double bedrooms and family bathroom. Stairs from here lead to a recently converted bedroom suite with en suite bath/shower room and dressing/study area.

## OUTSIDE

To the front of the property there is a red brick wall through which leads to a large gravel drive with ample parking. To the rear there is a stunning landscaped private west facing garden which is primarily laid to lawn with an expansive patio area outside the bi-fold doors. Also within the garden there is a further patio area with lovely outdoor kitchen and feature raised beds to either side of the lawn. The garden benefits from stunning views over the surrounding countryside and enjoys amazing sunsets.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, oil fired central heating (outside boiler), internet - gigaclear

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

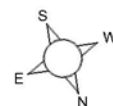
**Directions:** Please use post code RG20 8TF

From Newbury take the A34 north going underneath the M4 junction 13 and take the slip road signposted to Chieveley. At the t-junction at the top of the slip road turn left and continue into the village. Drive through the village with the village store/post office on your left hand side continue on and once past Freshfields Lane the house will be seen on the left hand side.





CHERITON, DOWN END, CHIEVELEY  
APPROXIMATE GROSS INTERNAL AREA  
3,099 SQ FT / 288 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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