



VALENCE COTTAGE
Guide Price £1,250,000

Carter Jonas

VALENCE COTTAGE BENHAM PARK MARSH BENHAM NEWBURY RG20 8LX

- Newbury town and train station 4 miles
- Hungerford town and train station 6.8 miles
- M4 (5.6 miles)
- A34 1.2 miles

Entrance hall · sitting room · cloakroom · large kitchen · dining room · family room · study · principal bedroom with ensuite · guest bedroom with ensuite · two further bedrooms · family bathroom · south facing garden and surrounded by a paddock making the total amount of land 1.58 acres · Energy Rating E

SITUATION

Benham Park is a lovely location and is in the former Park Land of the principal house of the Benham Estate. It is a very quiet and special location with a small number of individual homes located within the Park, all approached through the original gates on the edge of the village of Marsh Benham. The house is surrounded by beautiful countryside, and it is only a short walk to the Red House, which is an active local pub. Excellent facilities and mainline train stations can be found in the neighbouring towns of Newbury and Hungerford. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

A VERY ATTRACTIVE DETACHED PERIOD COTTAGE SITUATED IN A VERY SPECIAL LOCATION IN BENHAM PARK, ON THE WEST SIDE OF NEWBURY, WITH A LOVELY SOUTH FACING ASPECT AND VIEWS AND 1.58 ACRES OF GARDEN AND PADDOCK LAND.



DESCRIPTION

Valence Cottage is an attractive period house that is not Listed and offers 2,376 sq.ft of accommodation arranged over two floors. The ground floor offers an entrance hall, a very light triple aspect sitting room with fireplace, a split-level kitchen/dining room with doors to the garden, a separate family room and study. On the first floor there is a large principal bedroom with an ensuite bathroom, guest bedroom with ensuite, two further bedrooms and a family bathroom.

OUTSIDE

To the front of the property there is a drive providing private parking. The garden extends to the side and rear, with a lovely south facing aspect over the garden, paddock and countryside beyond. The paddock extends to the side and rear and in total the gardens and paddock amount to 1.58 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 8LX



VALENCE COTTAGE, BENHAM PARK, MARSH BENHAM, NEWBURY
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 2,376 SQ FT / 221 SQ M
 TOTAL = 2,376 SQ FT / 221 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		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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