



## **WHITE COTTAGE**

Guide Price £250,000

**Carter Jonas**



## **WHITE COTTAGE THE THICKET LECKHAMPSTEAD RG20 8QW**

- Newbury town and mainline station 7 miles
- M4 (J13) 5.5 miles

Porch · sitting room · dining room · kitchen · ground floor bathroom · landing · bedroom · garden store · front and rear garden · detached single timber garage with parking for 1 vehicle situated a short walk away

### **SITUATION**

The Thicket is an attractive collection of individual properties situated in rolling Downland countryside just north west of Newbury. From The Thicket it is a short drive to Leckhampstead. Leckhampstead village is in a delightful rural setting surrounded by rolling countryside yet it is not remote being 7 miles from Newbury and 8 miles from Wantage. The M4 junction 13 is 5½ miles away and junction 14 is 7 miles. The next village of Chaddleworth still has a village shop/post office and primary school. There is also a primary school at Brightwalton.

### **DESCRIPTION**

White Cottage is an individual detached thatched cottage, which is Grade II Listed, and has retained a great deal of its original charm and character. The property has exposed beams throughout (please note that the ceilings are low and in places are only 1.73 meters high) and there are 2 fireplaces which are currently sealed but could probably be reopened and used if required. The cottage currently has 2 reception rooms, a small kitchen and a ground floor bathroom. Upstairs there is a large area of landing which has been used in the past for a space for a single bed, together with the main and only bedroom. Attached to one side of the building is an additional garden store.

**A CHARMING DETACHED LISTED COTTAGE, NOW IN NEED OF UPDATING,  
AND SITUATED IN AN ATTRACTIVE RURAL HAMLET.**





## OUTSIDE

To the front and rear of the cottage are areas of enclosed garden which are now overgrown, but the rear garden is generally private and secluded. Also, and situated a short walk away, is a detached timber single garage to the front of which is an off road parking area for 1 vehicle.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, septic tank drainage, oil fired central heating

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

**Council Tax:** Band D

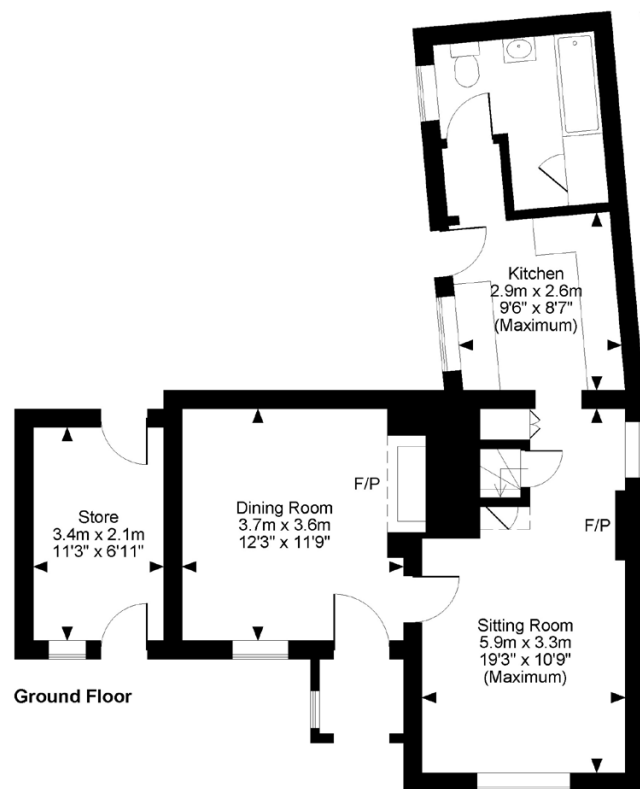
**Viewing:** By prior appointment through the Newbury office 01635 263010

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

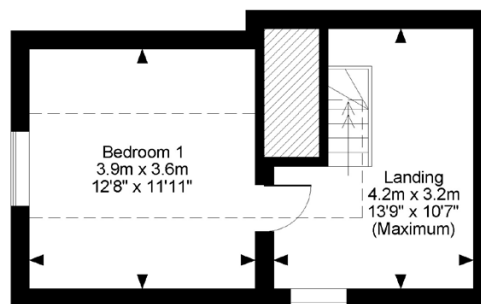
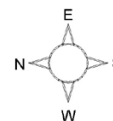
Proceed out of Newbury through Snelsmore Common and take the second turning left signposted to Leckhampstead. At the t-junction bear right and continue into The Thicket. On entering The Thicket White Cottage will be seen on the right hand side.







**White Cottage, The Thicket, Leckhampstead, Newbury**  
**Approximate Gross Internal Area**  
**Main House = 619 sq ft / 57 Sq M**  
**Store = 78 sq ft / 7 sq m**  
**Total = 697 sq ft / 64 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□□ Denotes restricted head height

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