



**LIMETREE HOUSE**  
Guide Price £800,000

**Carter Jonas**



## LIMETREE HOUSE FRESHFIELDS LANE CHIEVELEY RG20 8TB

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

Entrance hall · sitting room with woodburning stove · dining room · kitchen · utility room · cloakroom · office · study/bedroom 4 · principal bedroom with en suite · family bathroom · 2 further bedrooms · large garage · car port · garden · gravel drive · Council Tax Band D · Energy Rating E

### SITUATION

Chieveley is an attractive 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 public house. There is also a thriving private nursery, a primary and junior school and easy access to well respected secondary schools to include The Downs School, Downe House, Bradfield College, Pangbourne College, Brockhurst and Marlston and Elstree.

### DESCRIPTION

Limetree House is a beautifully presented detached house nicely tucked away in this no through road location. The property is deceptively spacious inside but also offers an exciting opportunity for an incoming buyer to extend subject to the relevant permissions. The accommodation briefly comprises an open hallway with staircase to the first floor and doors to the principal ground floor rooms. The current ground floor layout has been arranged with a sitting room with woodburning stove, an impressive kitchen leading to a dining room and an inner hall with cloakroom and utility room.

**A DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED HOUSE TUCKED AWAY IN A NO THROUGH LANE SITUATION AND LOCATED IN THIS MOST SOUGHT AFTER VILLAGE WITHIN THE CATCHMENT OF THE DOWNS SCHOOL IN COMPTON.**



There are 2 further ground floor rooms that offers great flexibility to be further bedrooms or an office and study. Upstairs there is a principal bedroom with eaves storage and en suite bathroom, 2 further double bedrooms, one with a bank of built in cupboards, plenty of storage.

### **OUTSIDE**

To the front the large gravel drive allows access to the garage and carport and the front garden which is mainly laid to lawn. The beautiful rear garden is a particular feature of this property and has an excellent patio adjacent to the house with the rest of the garden is laid to lawn and surrounded by part wooden panel fencing and hedges.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Oil fired central heating, mains water, electricity and drainage

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

**Council Tax:** Band D

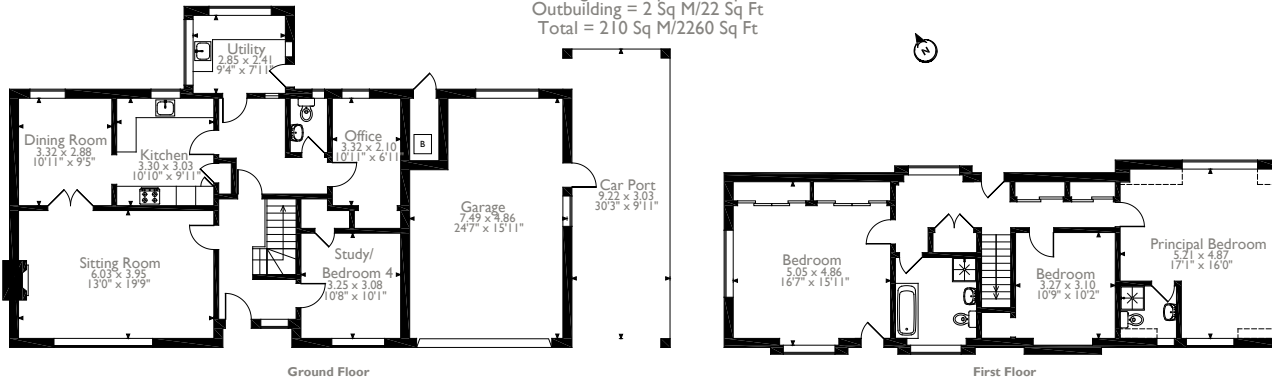
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 8TB





Limetree House, Freshfields Lane, Chieveley, Newbury  
 Approximate Gross Internal Area  
 Main House = 176 Sq M/1894 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft  
 Outbuilding = 2 Sq M/22 Sq Ft  
 Total = 210 Sq M/2260 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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