



**WAYLANDS**

Guide Price £800,000

**Carter Jonas**

## WAYLANDS MAIN STREET CHADDLEWORTH RG20 7EH

- Newbury town and mainline station approximately 9 miles
- Wantage 8 miles
- M4 (J13) and A34 7.5 miles

Entrance hall · sitting room · kitchen/breakfast room · double bedroom · shower room · attic bedroom · storage room (potential ensuite) · large wooden garage with upper floor · former converted stable outbuilding with shower room · mower shed · greenhouse · fruit cage · extensive grounds of 2.47 acres · Energy Rating G

### SITUATION

Chaddleworth occupies an enviable position on the southern edge of the Berkshire Downs, surrounded by beautiful countryside, away from the noise of the main roads in an area of outstanding natural beauty. The village has a public house, primary school and church and many miles of footpaths and bridleways across the Downs. The Berkshire Golf Club is under a mile away. Access to both the A34 and M4 is within 7.5 miles. Newbury lies approximately 9 miles to the south-east, offering excellent facilities with mainline station to London Paddington. Didcot train station is also accessible.

### DESCRIPTION

Waylands is an interesting two bedroom chalet bungalow with enormous potential to extend or even replace, subject to the relevant permissions. Brick steps lead up to the front door, featuring a veranda which extends across the width of the property. The entrance hall to the front leads into both the sitting room and a double bedroom. The sitting room opens into a kitchen/breakfast to the rear of the property and has stairs to the first floor.

**A FANTASTIC OPPORTUNITY TO PURCHASE THIS DETACHED HOUSE WITH A RANGE OF OUTBUILDINGS, SOUTH WEST FACING GROUNDS TOTALLING 2.47 ACRES AND LOCATED IN THIS POPULAR DOWNLAND VILLAGE WITHIN EXCELLENT SCHOOL CATCHMENT, INCLUDING THE DOWNS SCHOOL AT COMPTON.**



A downstairs shower room completes the ground floor accommodation. A good size bedroom on the upper floor has an adjoining storage room (plumbing exists to convert this into an ensuite bathroom/shower room). The house would ideally benefit from some updating but offers an exciting opportunity to put one's stamp on it.

## OUTSIDE

The property sits well in its extensive plot, with a generous parking area to the front of the property for numerous cars, together with a good sized detached garage which offers workshop space and has a staircase up to a mezzanine with further storage space. The grounds overall extend to approximately 2.47 acres and are a real feature of the property with numerous fruit and native trees. There is a right of way/footpath (fenced off) up the side of the property and a wayleave in respect of overhead electric cables. Within the grounds there is a former stable block which has been converted into a cabin with shower room, water and mains drainage. There is also a mower shed, greenhouse and former fruit cage.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, oil (replacement boiler required) and solid fuel central heating

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

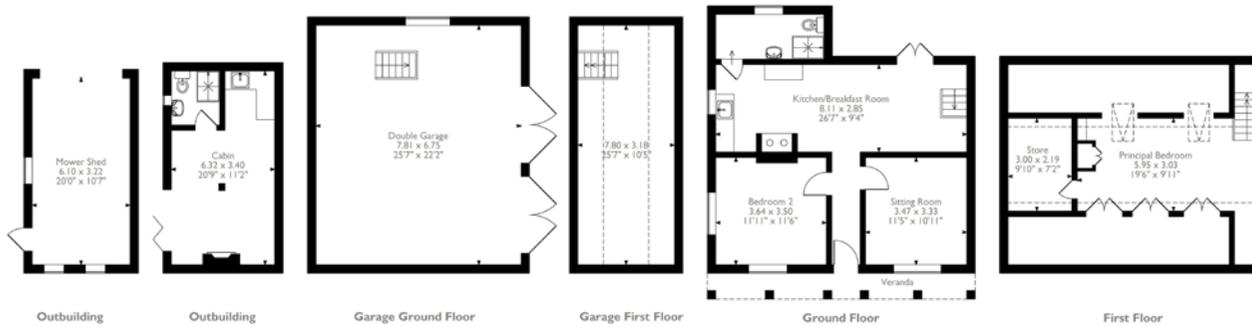
**Council Tax:** Band D

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

**Directions:** Please use postcode RG20 7EH



Waylands, Main Street, Chaddleworth, Newbury  
 Approximate Gross Internal Area  
 Main House = 80 Sq M/861 Sq Ft  
 Outbuildings = 41 Sq M/441 Sq Ft  
 Garage = 65 Sq M/699 Sq Ft  
 Total = 186 Sq M/2001 Sq Ft



Outbuilding      Outbuilding      Garage Ground Floor      Garage First Floor      Ground Floor      First Floor

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		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	20 G	

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