

BRIMPTON LANE COTTAGE

BRIMPTON COMMON • WEST BERKSHIRE



BLACK SWAN

BRIMPTON LANE COTTAGE

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A pretty Victorian house offering flexible family sized accommodation located off a private no through lane in a lovely semi-rural location.

- Entrance hall • Sitting room • Study • Dining room
- Kitchen/breakfast room • Utility • 2 bathrooms
- 6 bedrooms (four doubles upstairs, two singles downstairs)
- Annexe potential • Outbuildings • Private front & rear gardens.



Brimpton Lane Cottage

A lovely Victorian semi-detached house offering very flexible family sized accommodation. It has the most fantastic open plan split-level kitchen/breakfast/dining room with vaulted ceilings, a woodburner and French doors onto the pretty rear garden. Through the kitchen there is useful secondary accommodation with annexe potential.

The sitting room is well-proportioned and has the original wood panelling and an open fireplace. A family room, currently used as a study, would make an ideal playroom. The three upstairs bedrooms in the main house are all a good size with fitted wardrobes and there is a single bedroom downstairs. In the secondary area through the kitchen, there is a single bedroom downstairs and a small upstairs double bedroom (currently a second study) reached via a second staircase.

Outside, a gravel driveway provides off road parking for four or more vehicles. The gardens

extend to almost a quarter of an acre with a large lawned garden and parking area, secluded from the road and lane by mature hedging and a very private rear garden.

Brimpton Common, West Berkshire

Brimpton Lane Cottage is located on a private no through lane. Baughurst village is approx. 1.4 miles away and has a range of local facilities including a post office and Tesco express store.

Both Brimpton and Aldermaston primary schools are within easy reach and the property is also conveniently placed for access to a wide range of secondary schools both state and private.

Brimpton Common is located between Newbury, Reading and Basingstoke all of which have mainline stations serving either Paddington or Waterloo. It is also situated within easy access to the M4, the M3 and the A34 providing an excellent road network.

Services

- Oil fired central heating. Mains water and electricity. Private drainage.
- Gigaclear ultra-fast fibre broadband is available for connection
- Council tax – Band F 2020/2021 £2,728.38
- West Berkshire District Council 01635 551111
- Sat Nav for RG7 4RX

Fixtures and Fittings

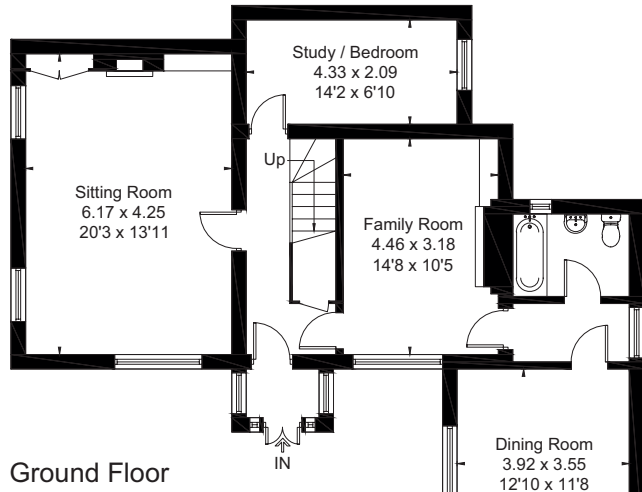
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



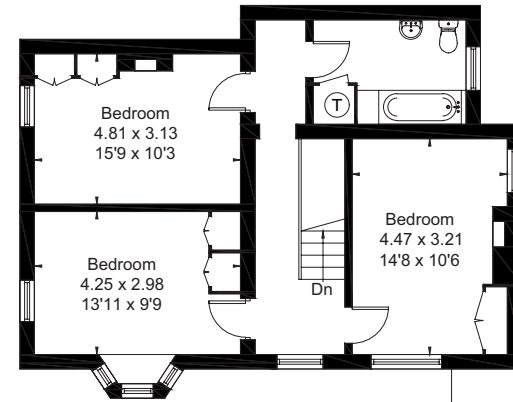
Approximate Floor Area = 221.4 sq m / 2383 sq ft
(Including Studio / Store)



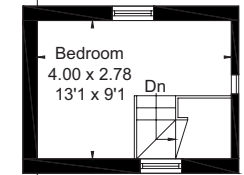
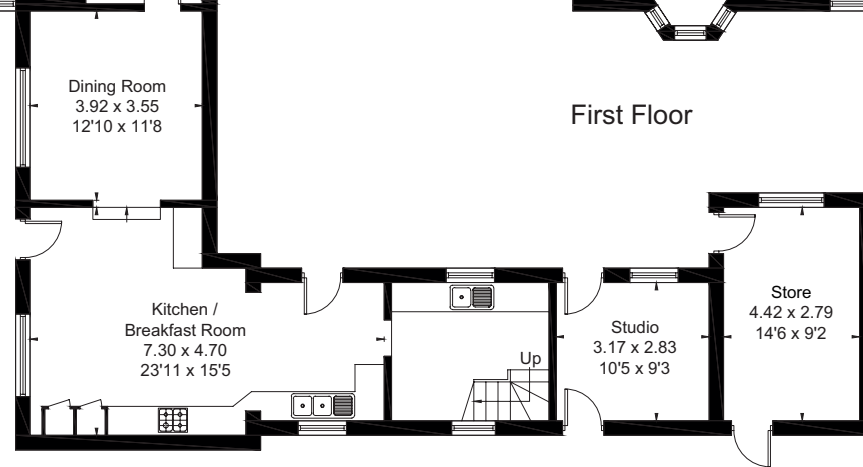
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.