

# OAKWOOD COTTAGE

BRIMPTON COMMON • WEST BERKSHIRE





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*A detached family home located off a quiet lane in a lovely semi-rural location with excellent accommodation including a self-contained annexe*

Entrance hall • Kitchen/breakfast room • Utility room • Dining room • Sitting room • Play room • Study • Cloakroom

.....  
Master bedroom with en suite • Three further bedrooms  
• Family bathroom

.....  
Self-contained annexe

.....  
Outbuildings • Car port • Private garden



## Oakwood Cottage

Originally built in 1964, Oakwood Cottage has since been extended and improved to create a very comfortable and well-presented family house with further scope to extend subject to the necessary planning permissions. Situated off a quiet lane in a lovely semi-rural location, the house is well positioned enjoying privacy and views over the adjoining common land. The accommodation is both light, airy and well laid out and includes a self-contained annexe. Outside the property has a private south west facing garden and a covered area with pizza oven.

## Brimpton Common, West Berkshire

Oakwood Cottage is located on a quiet lane. Baughurst village is approx. 1.4 miles away and has a range of local facilities including a post office and Tesco express store.

There are further local services in Kingsclere and Tadley and more comprehensive facilities in Basingstoke, Newbury and Reading, which are all close by.

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

Communication links are first class, with the M4, M3 and A34 close by, providing access to London, the national motorway network and international airports. Commuting to London by rail is from Theale/Aldermaston via Reading to Paddington or Basingstoke to Waterloo.

Crossrail services from Reading are due to open imminently with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains

## Services

Oil fired central heating. Mains water and electricity. Private drainage. Bottled gas used for the hob.

Broadband provider currently BT. Gigaclear ultra-fast fibre broadband is in the process of being rolled out in the area. Please contact Gigaclear for a progress update.

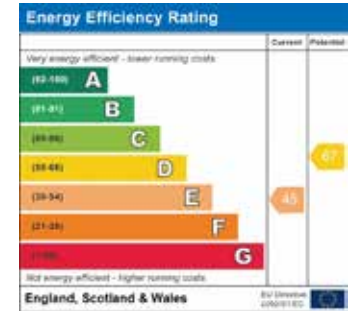
- Council tax – Band F 2018/2019 £2,555
- West Berkshire District Council 01635 551111
- Sat Nav for RG7 4RZ

## Fixtures And Fittings

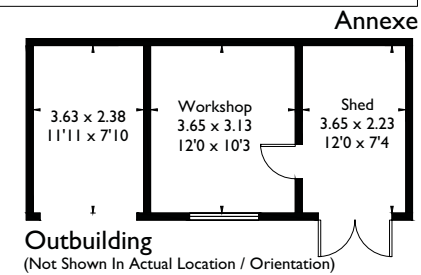
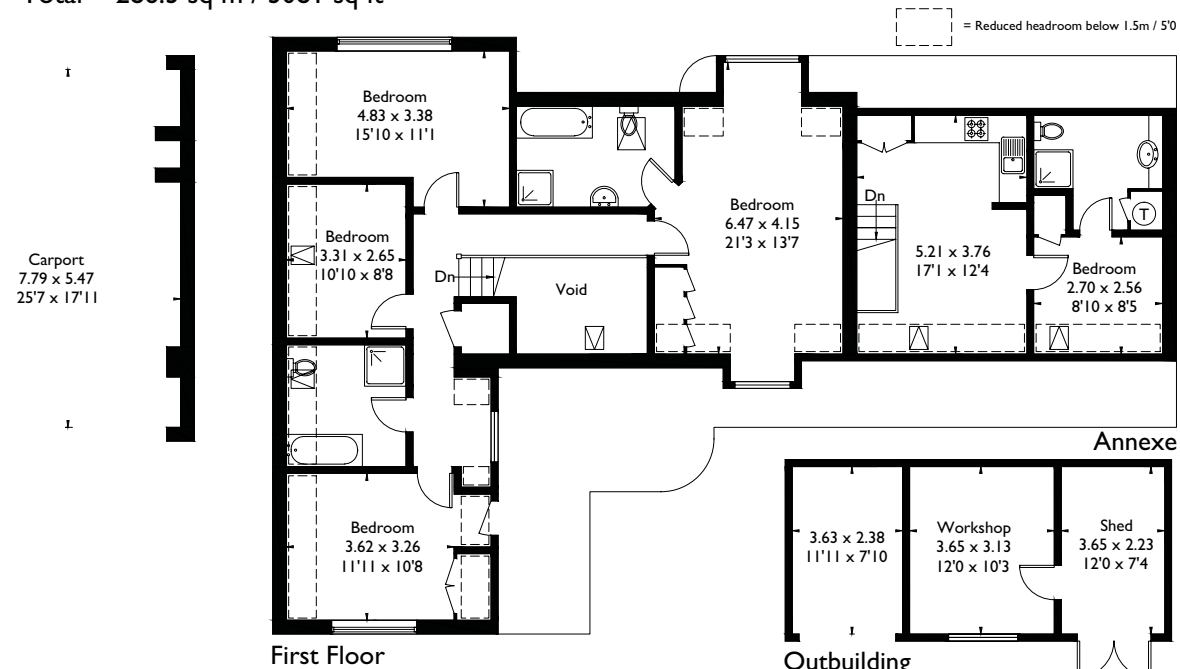
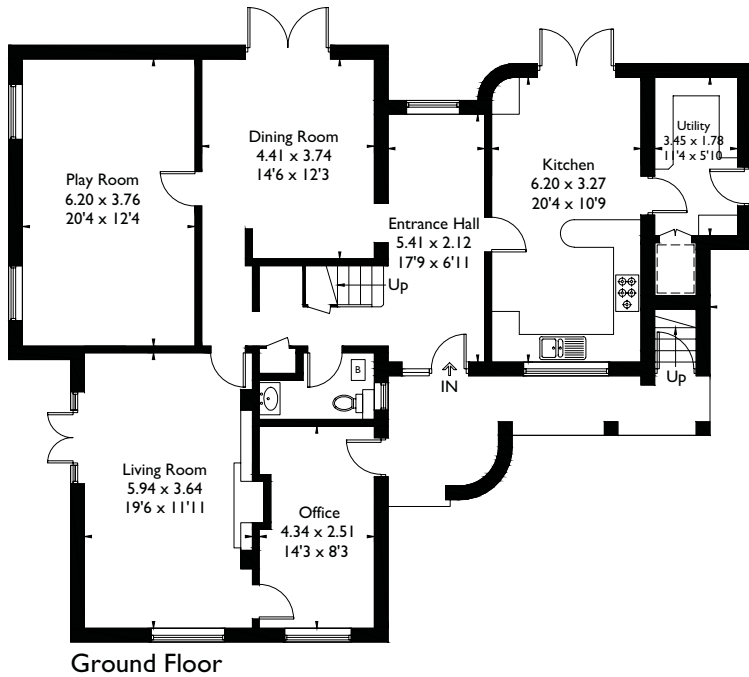
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.







Approximate Gross Internal Area  
 221.2 sq m / 2381 sq ft (Excluding Carport & Void)  
 Annexe = 35.6 sq m / 383 sq ft  
 Outbuilding = 29.5 sq m / 317 sq ft  
 Total = 286.3 sq m / 3081 sq ft



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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.