

# ACRE COTTAGE

OWNHAM • WEST BERKSHIRE



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*Acre Cottage is a generously proportioned family home set in approximately 0.727 of an acre with far reaching views over rolling countryside. Situated in a small hamlet, the house was originally built in 1841 and has recently undergone a high specification renovation.*

.....  
Entrance hall • Kitchen/breakfast room • Boot room • Sitting room • Drawing room • Study • Cloakroom  
.....

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

Double oak framed garage with office above • Cloakroom  
• Shed • Private south facing gardens  
.....

Unspoilt views over surrounding countryside  
.....

In all approximately 0.727 of an acre



## Acre Cottage

Acre Cottage is a beautifully renovated home situated in a stunning location, within the North Wessex Area of Outstanding Natural Beauty and close to many local amenities. This well presented and generously proportioned four bedroom home has accommodation suitable for entertaining, home working, and multi-generational families. Outside, the property is approached via a gravelled drive providing parking for a number of cars and to the rear the private westerly facing gardens back onto neighbouring meadows and are mainly laid to lawn with a large paved terrace.

## Ownham, West Berkshire

Acre Cottage is situated in the hamlet of Ownham which is a small hamlet within easy reach of the market towns of Newbury and Hungerford. Whilst

very accessible, the property is surrounded by beautiful countryside with a network of quiet lanes, footpaths and bridleways on the doorstep. It is well placed for easy access to both the M4 and A34 and a mainline train station at Newbury gives good access to Reading and London (Paddington).

Excellent local schools in the area include St Andrew's, Elstree, Thorngrove, Horris Hill, Cheam, St Gabriels, Downe House, Bradfield College and Marlborough College.

## Services

- Mains water and electricity. Oil fired central heating. Private drainage.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band E 2019/2020 £2,212.38

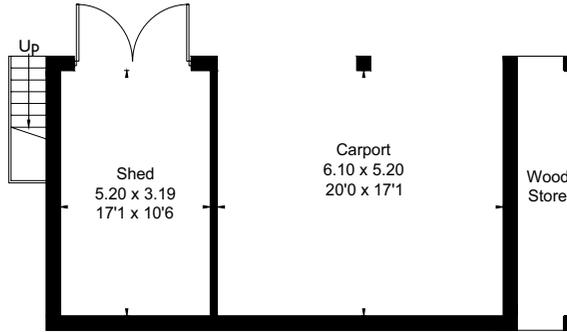
- Local authority: West Berkshire Council. Telephone 01635 551111
- Sat Nav for RG20 8PL

## 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.

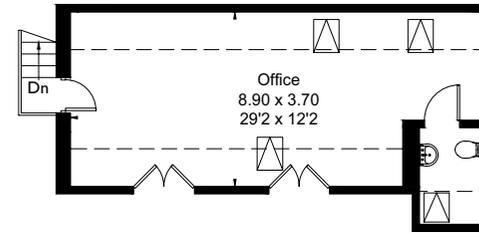


Approximate Area = 197.9 sq m / 2130 sq ft  
 Outbuilding = 34.2 sq m / 368 sq ft  
 Total = 232.1 sq m / 2498 sq ft  
 Including Limited Use Area (21.1 sq m / 227 sq ft)



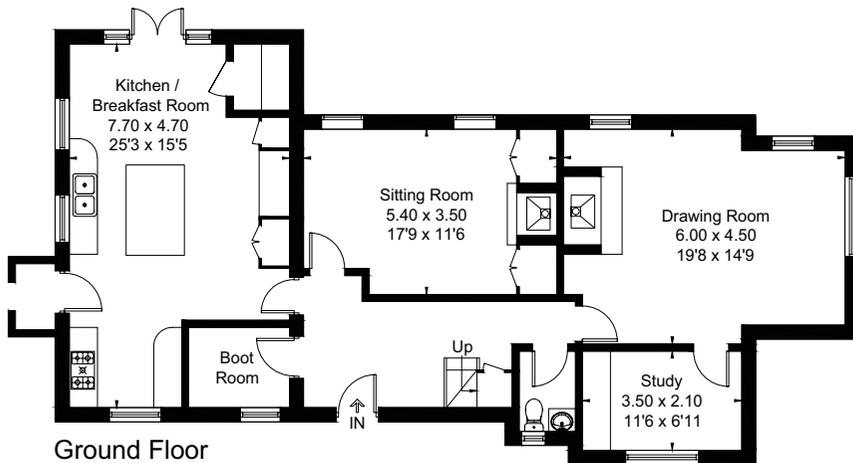
Outbuilding - Ground Floor

(Not Shown In Actual  
 Location / Orientation)

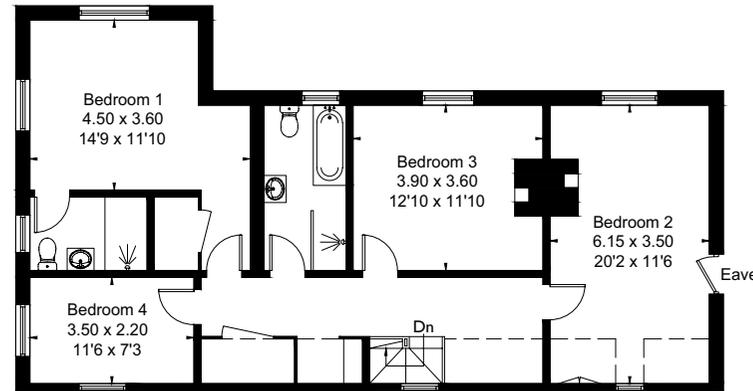


Outbuilding - First Floor

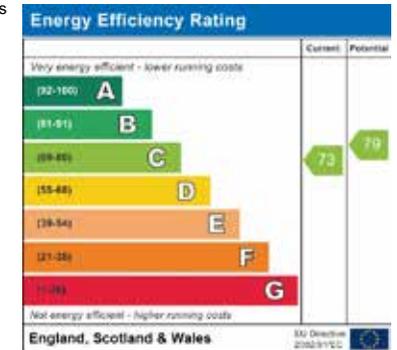
= Reduced head height below 1.5m



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.