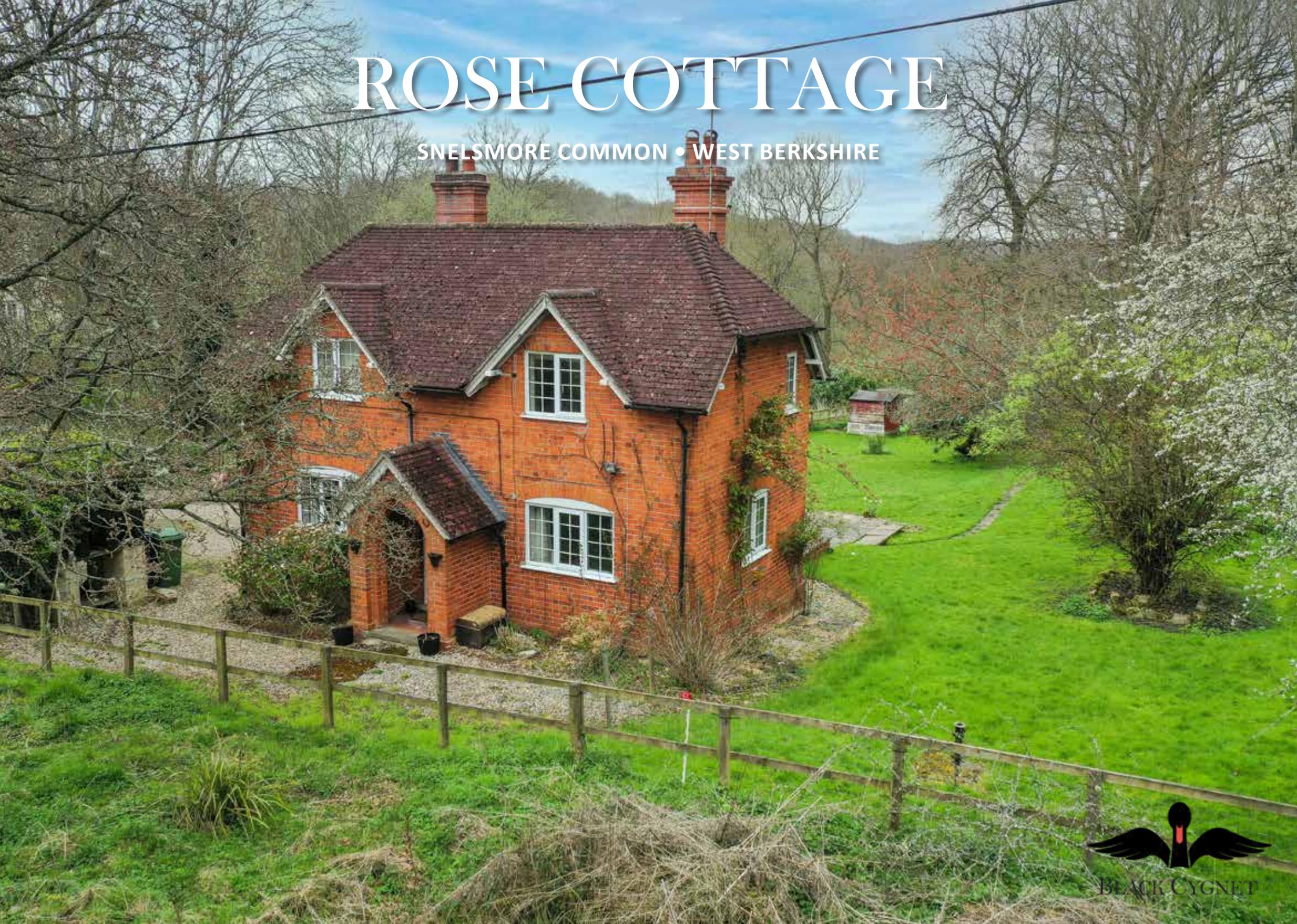


# ROSE COTTAGE

SNELSMORE COMMON • WEST BERKSHIRE



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*Situated on the outskirts of Newbury, Rose Cottage is a handsome Victorian detached house in a generous plot of approximately a third of an acre. There is excellent potential to extend, subject to planning permission.*

Entrance hall • Sitting room • Kitchen/Breakfast room  
• Utility • Bathroom • 3 bedrooms • Garden



## Rose Cottage

Believed to date back to 1850, Rose Cottage is a handsome property with great potential to extend, subject to planning permission. Upstairs there are 3 bedrooms, the smallest of which is accessed through the principal bedroom. On the ground floor, the entrance hall leads to the sitting room with open fire on one side, and the kitchen/breakfast room on the other. There is a pantry and a large utility/boot room leading to the rear garden. The bathroom is situated downstairs in between the kitchen and utility.

Outside, a sweeping driveway leads to parking at the side of the house and access towards the front door. A large rear garden is mostly laid to lawn, a terrace is situated at the back of the cottage and views can be enjoyed across the neighbouring woodland.

## Services

- Mains electricity and water. Oil fired central heating and private drainage.
- Broadband – Gigaclear is available.
- Council tax – Band D
- Local authority: West Berkshire Council. Telephone 01635 551111

## Local Information

- Snelsmore Common lies about 2 miles from Newbury Town centre, a Site of Special Scientific Interest with about 260 acres of common land, with a network of heathland and woodland walks.
- The market town of Newbury offers a wide range of amenities including a main line rail link to London Paddington, a theatre, cinema, gyms and a large range of retail outlets. The area also benefits from

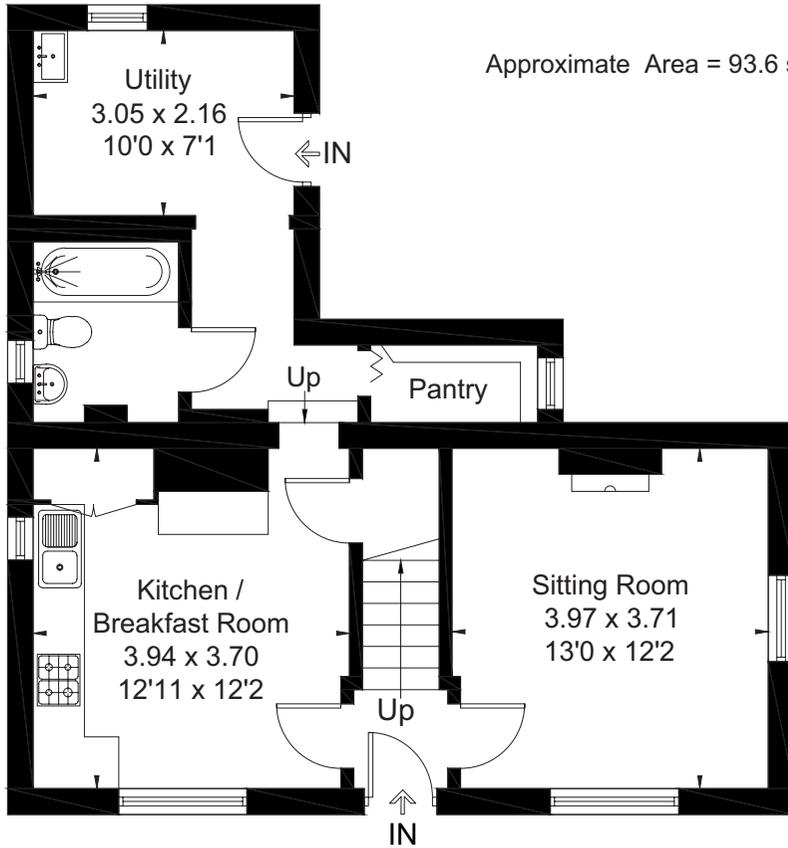
excellent connections to the M4 and the A34, offering access to London, Reading, Oxford, Swindon, Basingstoke, the West Country, the Midlands and the south coast.

- There are a wide range of schools in the area, both state and private. Of particular note are Chieveley Primary School, The Downs school catchment, Thorngrove, Cheam, St.Gabriel's, Downe House, Horris Hill and Bradfield College.
- RG14 3BN

## Fixtures and Fittings

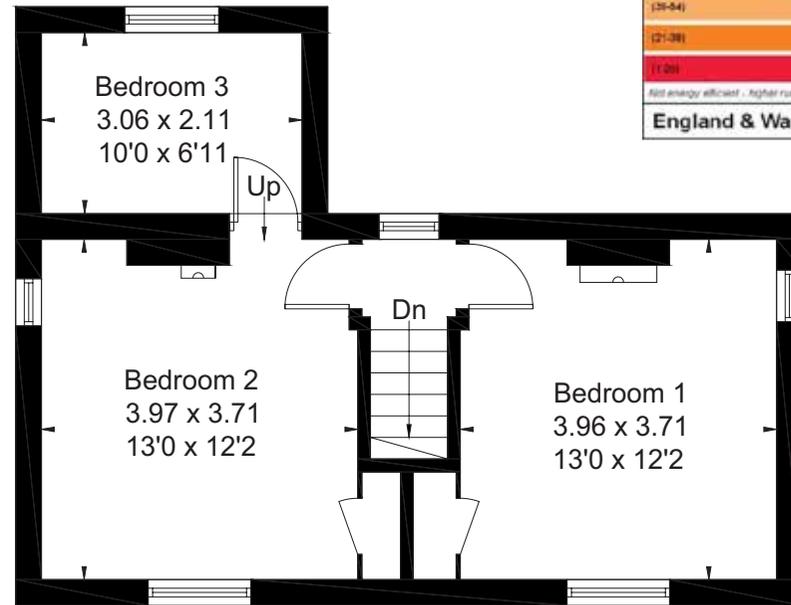
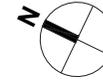
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.





Ground Floor

Approximate Area = 93.6 sq m / 1007 sq ft (Including Utility)



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	



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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.