



2 HILLSIDE COTTAGE NEWTOWN COMMON NEWBURY RG20 9DA

Winkworth





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### **\*\*POTENTIAL FOR A SECOND DWELLING STPP\*\***

**A rare opportunity to purchase a 5/6 bedroom semi detached home with a triple garage, swimming pool in an area of 0.88 acres.**

As you enter the home there is a 21 foot kitchen diner. The kitchen is neutral and offers plenty of worktop and cupboard space. The utility room houses white goods and also serves as a pantry.

The living room is dual aspect and has a feature logburner. There is a great sized study/office alongside a fantastic sun room providing views of the generous garden. There is also a W/C.

To the second floor are five double bedrooms with the option of the fifth bedroom serving as a dressing room to the master.

There is standard broadband available in the area. Some mobile providers offer limited cover so please check availability.

To the front of the property is a driveway and minimal hedging. There is access from the front of the home into the rear garden where you can drive up to the triple garage.

Above the first garage is a large room which could easily become an annex.

There is a heated swimming pool, large shed as well as a patio and a sheltered seating area.

To the right of the garden is plot of land approx. 0.55 acres. There is huge potential to build a separate dwelling STPP.



## AT A GLANCE

- 2915ft<sup>2</sup>/270m<sup>2</sup>
- Large Open Kitchen Diner
- Utility Room
- Living Room With log burner
- Office
- Sun Room
- Five Double Bedrooms
- Family Bathroom With Seperate Bath and Shower
- Triple Garage
- Swimming Pool
- Room Above Garage
- 0.55 Acre Plot within grounds of 0.88 acres

## UTILITIES

The property is connected to mains electric and water. It operates on oil central heating and a septic tank.  
Basingstoke and Deane Council Tax Band C  
EPC C

## DIRECTIONS

What Three Words///  
[stags.importers.degree](https://www.what3words.com/stags.importers.degree)

## SITUATION

The property is situated in a leafy location within Newtown Common, an 85 acre common owned by Hampshire County Council. The village of Burghclere, is itself a short drive to the south.

Burghclere has a village pub, church, sports club, primary and secondary schools.

The A34 is a short drive away and mainline stations with trains to London (Paddington and Waterloo) can be found at Newbury and Whitchurch respectively.



# Newtown Common, Newbury, RG20

Approximate Area = 1818 sq ft / 168.8 sq m

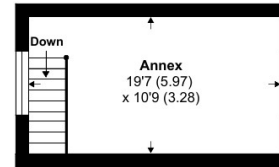
Limited Use Area(s) = 228 sq ft / 21.1 sq m

Garage = 869 sq ft / 80.7 sq m

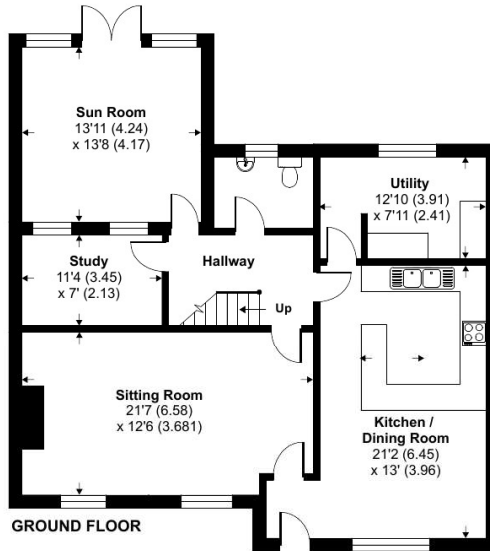
Total = 2915 sq ft / 270.8 sq m

For identification only - Not to scale

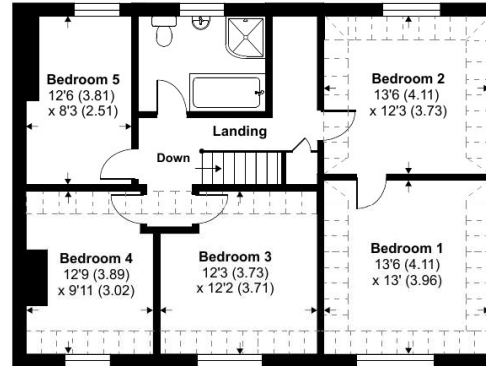
Denotes restricted head height



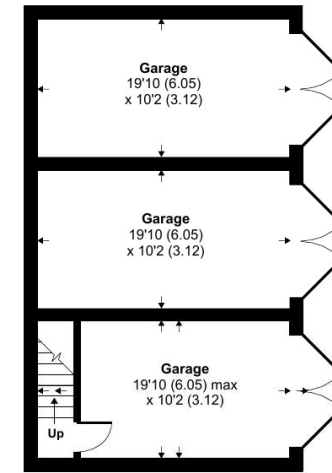
GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Winkworth. REF: 1159510

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## Newbury Office

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