The Thatched House
Chieveley, Berkshire
The Thatched House
High Street, Chieveley,
Berkshire RG20 8TE

A beautiful period house with south facing garden in the heart of a popular village

Newbury 5 miles (London Paddington from 52 mins), Didcot 12 miles (London Paddington from 45 minutes) Reading 17 miles, A34/M4 (Jct 13) 0.5 miles

Dining hall | Family room | Drawing room
Study | Kitchen/breakfast room | Utility room
Cloakroom | Master bedroom with en suite
4 further bedrooms | 2 further bathrooms
EPC rating F

Double garage | Garden

About 0.7 acres

Location
The Thatched House is situated in Chieveley, a popular Berkshire village just north of Newbury on the edge of beautiful countryside in an Area of Outstanding Natural Beauty, yet with excellent access to London and to the west and north via the M4 and A34.

The village has an active community with very good local facilities including a shop/post office, primary school, doctors’ surgery, public house, recreation ground and cricket and tennis clubs. The village is in the catchment area for the renowned Downs Secondary School in Compton.

The market town of Newbury offers a wider range of shopping and leisure amenities including Newbury Racecourse and the Watermill Theatre and a mainline station with trains into London Paddington.

There is a good range of other schools in the area, both state and private, including Brockhurst & Marlston, Elstree, Cheam, Downe House, Radley College and St Gabriels, as well as Chieveley Primary School, Acres of Fun Day Nursery and Quackers Day Nursery in the village.

The property
The Thatched House is a delightful village house set in a beautiful, mainly walled garden extending to about 0.7 acres. Dating from the 17th century, the property is full of character with many original features and now forms a charming family home with great entertaining space.

The rooms are of good proportions and include a large light dining hall with doors to the terrace and garden, big sitting room/family room with bay window and fitted cupboards, kitchen/breakfast room with Aga range cooker and drawing room with a pretty inglenook fireplace and log burner. There is also a double bedroom, good sized study with attractive curved window, bathroom, utility room and cloakroom on the ground floor.

Upstairs is the master bedroom with en suite shower room, 3 further bedrooms and a family bathroom.

The house is designed in such a way that all the main reception rooms and bedrooms look out over the lovely walled garden.

Outside
The property is approached through wooden gates leading to a gravelled parking area in front of the house. There is a double garage with electric doors and a staircase up to a games room above.

The beautiful walled garden is mainly laid to lawn edged with numerous well stocked borders and a variety of mature shrubs and trees including a stunning Catalpa/Indian Bean Tree. There is a small orchard with a number of dwarf fruit trees as well as a vegetable garden with a fruit cage and a greenhouse enclosed by a mature hornbeam hedge.
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**General Services:**
Electricity, mains water and drainage. Oil fired central heating.

**Local Authority:** West Berkshire District Council. Tel. 01635 42400

**Council Tax:** Band G £2,617.03 for 2016/17

**Directions**
From Newbury take the road north following the signs to the A34/M4. Just after the roundabout at the M4 junction, continue to follow the signs for Chieveley, keeping to the left and making sure not to get on to the A34. Follow the road up to the T-junction and turn left. Follow the road into Chieveley, pass the Red Lion Inn on the left, and continue through the village passing the village shop. The entrance to the property will be found a short distance along on the right hand side just before the village hall.

**Newbury**
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55 offices across England and Scotland, including 10 offices in Central London

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**Floorplans**
Main House internal area (321 sq m) 3,458 sq ft
Garage internal area (41 sq m) 437 sq ft
For identification purposes only.

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![Floorplan](image-url)