



MAGDALEN COTTAGE

109 MARSH BENHAM, NEWBURY, BERKSHIRE, RG20 8LY

Russell Marshall
Estate Agents

Magdalen Cottage

Marsh Benham, Berkshire, RG20 8LY

'A Wonderful Detached Cottage in a Highly Sought After Village'

Guide Price £750,000

Approximately 3 Miles to Newbury, including Newbury Mainline Train station with links to London in less than 1 hour.

Approximately 6 Miles to Hungerford

Approximately 5 Miles to M4 Jct 13

- Freehold
- Detached Cottage
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Sun Room
- Cloakroom
- Four Bedrooms
- En-Suite Bathroom
- Main Bathroom
- Garage
- Driveway
- Wonderful garden Approximately 0.48 Acres in Total

Situation

The property is situated in the pretty village of Marsh Benham, a few minutes drive south of the A4 and approximately 3 miles to the west of Newbury and 5 miles east of Hungerford. Within a short walk is the highly regarded Red House Pub and Restaurant and also the Kennet & Avon Canal. From the house it is an easy drive to the town and train station (with mainline rail services to London Paddington in approximately 50 minutes). An award winning butchers, a convenience store and a train station can also be found in Kintbury which is 3 miles away from the property. Newbury provides extensive shopping and a wide range of leisure facilities. The property is in the catchment area of several popular Newbury schools. The M4 lies to the north and can be accessed at junction 13 or 14. The beautiful surrounding countryside is an Area of Outstanding Natural Beauty renowned for its wonderful walks.





The Property

This beautiful detached Cottage occupies a wonderful position with glorious far reaching views over the surrounding countryside.

The property retains great character both inside and out with period features including exposed beams and a fireplace housing a wood burner. The accommodation includes a light and airy double aspect Sitting Room, a separate Dining Room and a Kitchen/Breakfast Room fitted by 'John Lewis' of Hungerford. There is also a stylish Sun Room which links seamlessly to the Sun Terrace.

Upstairs there are four well proportioned Bedrooms served by an En-Suite Bathroom and a further family Bathroom.

Double glazed windows with hardwood frames and Oil Fired Central Heating add to the comfort of this charming Country Cottage.

Outside

The cottage stands in a good sized plot approaching 0.48 Acres in total. A driveway leads to the single Garage with oil store room beyond. The delightful rear garden also extends to the side of the cottage and includes an attractive paved Sun Terrace leading to well tended lawns interspersed with mature shrubs and trees and backing onto open countryside.



Services

- Mains Water
- Mains Electricity
- Oil Fired Central Heating
- Private Drainage



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