



# 1 HILLSIDE COTTAGE

NEWTOWN COMMON NEWBURY HAMPSHIRE  
RG20 9DA

**\*\*NO ONWARD CHAIN\*\*** A charming semi-detached family home, boasting characterful features with a generous plot.

The ground floor comprises of an open kitchen living space with exposed brick pillars and a feature log burner. The dining room is situated at the front of the house with a capped fireplace. The second living room, also serving as a possible fourth bedroom is at the back of the house with garden views and a sliding door leading onto rear garden. There is a utility room with a shower.

To the first floor are three great sized bedrooms. The master bedroom has a beautiful coved ceiling with access to a large balcony, overlooking the surrounding countryside. Bedrooms two and three are great sized doubles and offer built in storage. The family bathroom is very modern and has a separate bath and shower.

To the front is a low maintenance garden, mainly consisting of mature shrubs. There are two allocated parking spaces. To the rear is an approximately 0.2 acre plot consisting of a small decked area and a patch of AstroTurf. The rest of the garden is mainly laid to lawn with a cabin with electricity.



**Winkworth**



## AT A GLANCE

- 1500ft<sup>2</sup> / 139m<sup>2</sup>
- Open Plan Kitchen Diner
- Living Room
- Reception Room 2/ Bedroom 4
- Shower Room
- Three Double Bedrooms
- Family Bathroom
- Balcony from Master Bedroom
- Large Rear Garden
- Allocated Parking

## UTILITIES

The property is connected to mains electricity and water and operates on oil central heating and a septic tank.

There is select mobile coverage, please check with your provider. There is standard broadband available in the area.

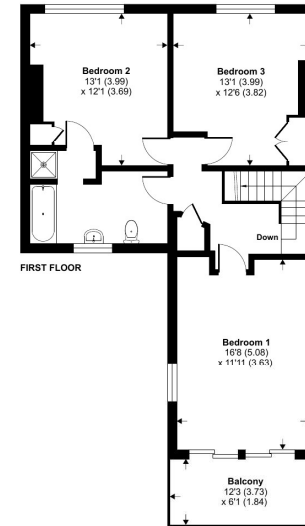
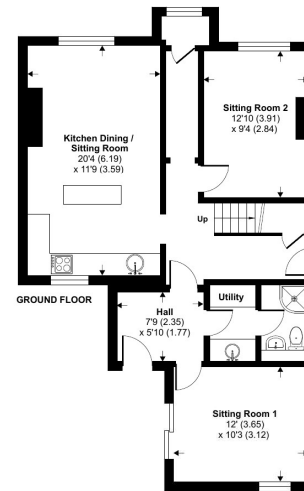
## DIRECTIONS

[what3words///unroll.successes.gurgling](https://www.what3words.com/unroll.successes.gurgling)

## Hillside Cottage, Newtown Common, Newbury, RG20

Approximate Area = 1500 sq ft / 139.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © redhcom 2024. Produced for Winkworth. REF: 1159511

Winkworth



## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT  
01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](https://www.winkworth.co.uk/newbury)

# Winkworth

See things differently.