



**A BEAUTIFUL PERIOD COTTAGE SET IN RURAL SURROUNDINGS
AND OUTSTANDING VIEWS**

PLUMTREE COTTAGE

NORTH HEATH, RG20 8UD



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RG20 8UD

House

- ◆ Believed to have 16th Century origins
- ◆ On the market for the first time in nearly 30 years
- ◆ Grade II Listed
- ◆ Stunning green oak kitchen/breakfast/sitting room with wood burning stove and far-reaching views
- ◆ Sitting room with Jetmaster fire
- ◆ Impressive dining room
- ◆ Reception hall with wood burning stove
- ◆ Conservatory opening onto a sheltered courtyard containing the swimming pool
- ◆ Cloak / shower room
- ◆ Study with garden views
- ◆ 1 ground floor bedroom
- ◆ 4 further bedrooms
- ◆ 3 bathrooms

Cottage

- ◆ Kitchen/living area, double bedroom and bathroom, currently let out

Outside

- ◆ Swimming pool, heated by air source heat pump. Dual safety with integral hydraulic cover and removable fence to prevent access to pool area
- ◆ Good size terrace courtyard accessed from the kitchen, conservatory and study
- ◆ Car port & garage
- ◆ Accessed via a sweeping gravel drive to a turning area and parking to the front of the house
- ◆ Orchard/play area with eating and cooking apples trees
- ◆ Spectacular gardens with roses and Herbaceous borders re-planted in October 2016, plum, pear, greengage and bullus fruit trees



Area

- ◆ Plumtree Cottage lies in the hamlet of North Heath between the villages of Winterbourne and Chieveley
- ◆ Situated in an Area of Outstanding Natural Beauty, in the heart of the North Wessex Downs offering a network of green lanes and footpaths in the surrounding countryside offer good walks and excellent riding
- ◆ Chieveley has a lively community and a good selection of local facilities including a village shop, primary school, doctors surgery, public house, cricket & tennis clubs and recreation ground
- ◆ Newbury (6 miles) offers further amenities, choice of supermarkets & high street shops
- ◆ The A34 and J13 of the M4 are just over 2 miles away providing access to the wider motorway network
- ◆ Railway service to London, Paddington from Newbury (6.2 miles) taking about 55 minutes. Crossrail is scheduled to reach Reading at the end of 2019, Liverpool St and The City will take around 90 minutes
- ◆ Local schools include primary and secondary in Chieveley and the Newbury area respectively including the popular Downs School, as well as numerous well regarded independent preparatory and senior schools.

Other Information

- ◆ Tenure: freehold
- ◆ Services: mains electric & water. Private drainage. Oil fired heating.
- ◆ Council Tax: House - Band G, Cottage – Band B
- ◆ Local Authority: West Berkshire DC
- ◆ Post Code: RG20 8UD

Directions

From Newbury take the B4494 towards Wantage, after passing under the M4 you will see the Crab & Boar pub on your right and then after about 100 yards turn right onto signed 'Byway', taking the left-hand tree lined track bearing right at the top onto the tarmac drive which leads into Plumtree Cottage. Please note that the property post code takes you to the wrong end of North Heath. RG20 8UE will direct you to the Crab & Boar.

Viewing: Strictly by appointment with Savills



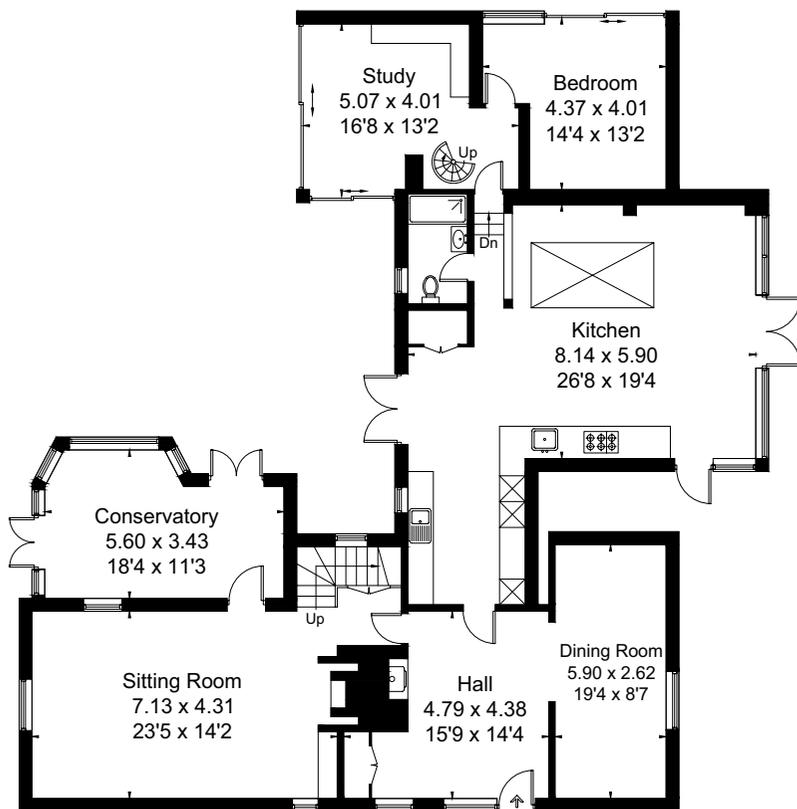
FLOORPLANS

Gross Internal Area (approx) = 297.5 sq m / 3202 sq ft (Excluding Carport)

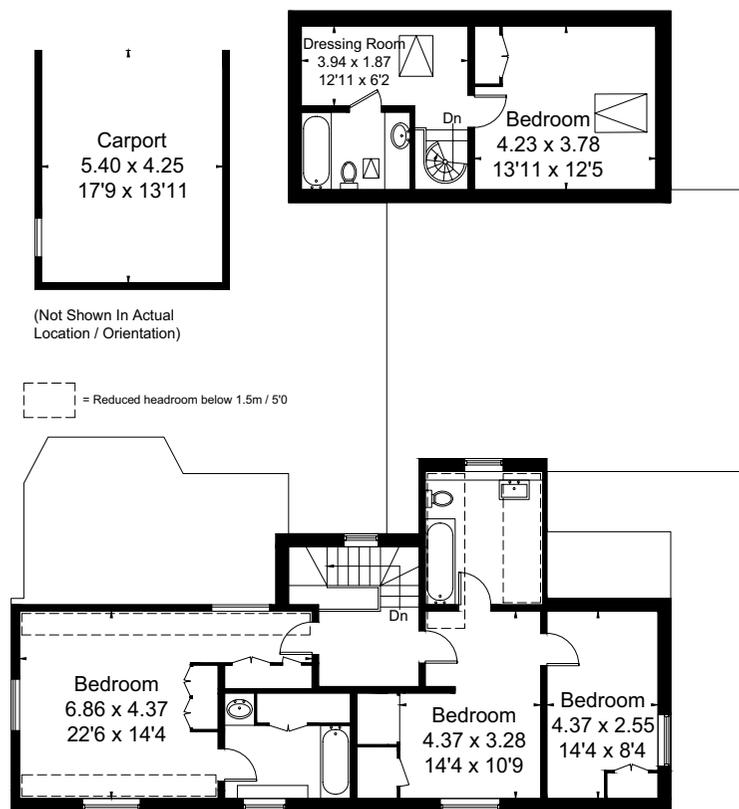
Garage = 16.5 sq m / 178 sq ft

Cottage = 35.4 sq m / 381 sq ft

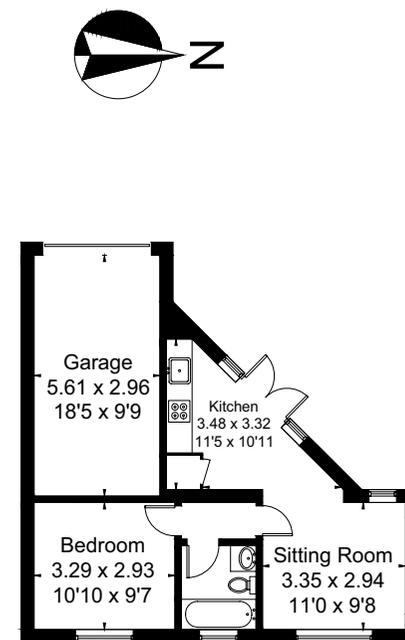
Total = 349.4 sq m / 3761 sq ft



Ground Floor



First Floor



Cottage

(Not Shown In Actual Location / Orientation)



Savills Newbury

1-3 The Broadway
Newbury, RG14 1AS
newbury@savills.co.uk
01635 277700

savills.co.uk

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