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ASSOCIATES 

Cleve House, Broadlayings, Woolton Hill, RG20 9TT

Guide Price: £850,000 – Freehold

A superb Edwardian villa with many original features and beautiful gardens, situated in this very popular village

Entrance hall, drawing room, dining room, family/breakfast room with wood burner, kitchen, rear lobby, cloakroom, utility room, annexe comprising reception room and en suite shower room, first floor with spacious master bedroom, dressing room and en suite, three further double bedrooms, family bathroom and separate WC, garage with hobby room/home office over, stunning gardens

THE PROPERTY

Cleve house was built in 1904 in the classic Edwardian style of symmetry. The property has been in the same ownership since 1993 and has been a much loved family home. The owners have maintained and extended the house in a sympathetic way preserving and restoring many original features and matching new additions with detailed attention. The two main reception rooms both have bay fronted sash windows, there is a wonderful fireplace in the drawing room with marble hearth and surround. The property offers flexible accommodation with the benefit of a master bedroom with dressing room and en suite, three further double bedrooms on the first floor. The extra reception room on the ground floor has an adjacent en-suite shower room, making an ideal separate annex or Bedroom 5.

OUTSIDE

The detached garage was originally the house keeper's cottage and provides parking/workshop on the ground floor and a hobby room/office on the first floor with heating (connected to the main house heating system), power, light and phone/internet connection. A gravelled driveway provides ample off road parking and a car port for a second car. The rear garden is a particular feature with paved terraces, walled flower beds and a raised pond, pergola, greenhouse and shed. West facing with an expanse of lawn inset with attractive well stocked flower beds and many mature trees. The front garden is mainly laid to lawn bounded by a mature hedge.

LOCATION

Broadlayings and Woolton Hill are highly desirable villages some 5 miles to the south of Newbury. They have all the requirements for daily living with a health centre, tennis club and a monthly village market. The village shop/Post Office and a pub/restaurant are a five minute walk from Cleve house. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour. From Whitechurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles.

DIRECTIONS

From Newbury take the A343 Andover Road south and continue out of Newbury. After the junctions to the A34, turn right signed to Woolton Hill. At the first sharp left hand bend turn right into Broad Layings where Cleve House will be found on the left hand side.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band F** with tax payable of **£2,061.61** for the period 2016/2017.

SERVICES

Electricity, mains water and drainage, oil fired central heating.

VIEWING

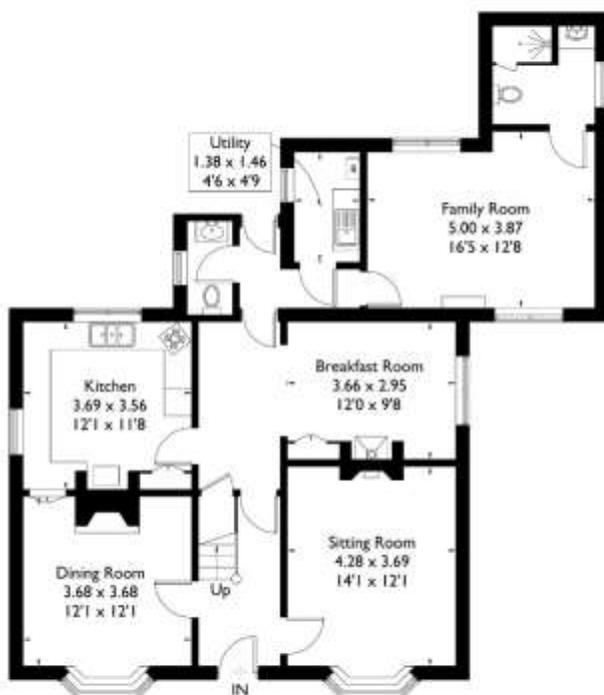
By strict appointment with the vendors Sole Agents Brunnsden Associates. **01635 255501** property@brunnsden.com www.brunnsden.com IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.



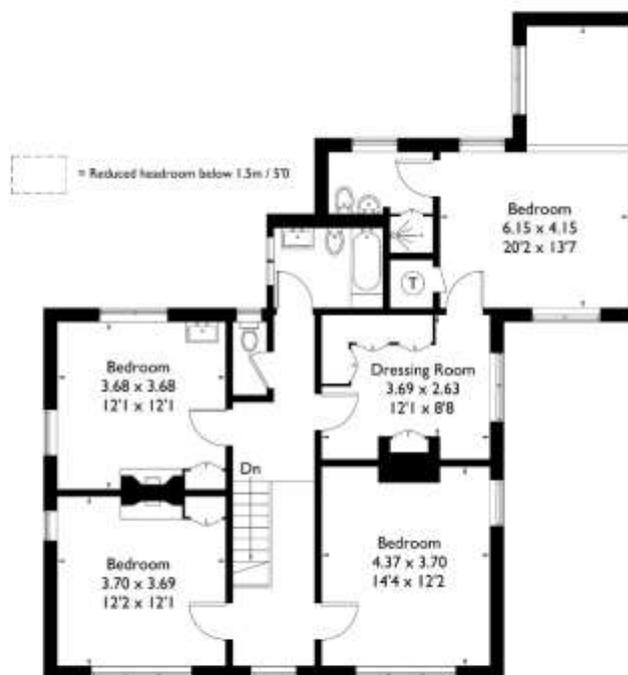


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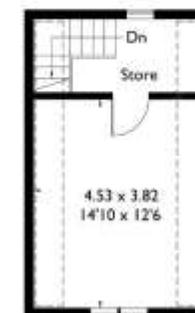
Approximate Gross Internal Area = 210.8 sq m / 2269 sq ft
 Garage = 47.9 sq m / 515 sq ft
 Total = 258.7 sq m / 2784 sq ft



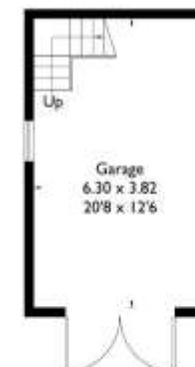
Ground Floor



First Floor



First Floor - Garage



(Not Shown In Actual Location / Orientation)
 Ground Floor - Garage

FLOORPLANZ © 2016 0845 6344080 Ref: 161471

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.