



Church Road

Cricketts



- Two bedroom Cottage
- Dating back to 1601
- Parking
- Garden over looking the River Lambourn
- Re fitted kitchen
- Lounge/ diner
- Wood burning stove
- Walking distance to Newbury town centre

A charming two-bedroom riverside home dating from circa 1601. This Grade II listed property is brimming with period character. A south-facing patio enjoys a peaceful outlook to the river, while the location places you within easy reach of Newbury town centre and its amenities—perfect for morning coffee outdoors and evening strolls by the water.

Inside, a welcoming hallway leads to a generous sitting room with feature fireplace and solid floors, creating a warm, homely feel. The kitchen has been recently refurbished, offering sleek cabinetry, integrated appliances, and sensible worktop space for everyday cooking, with under-stairs storage keeping life neat and organised.

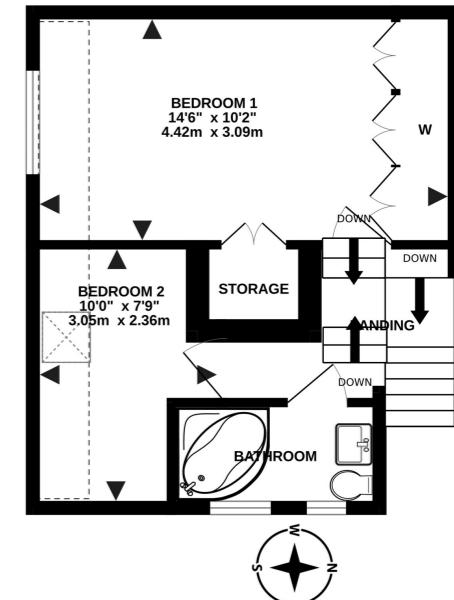
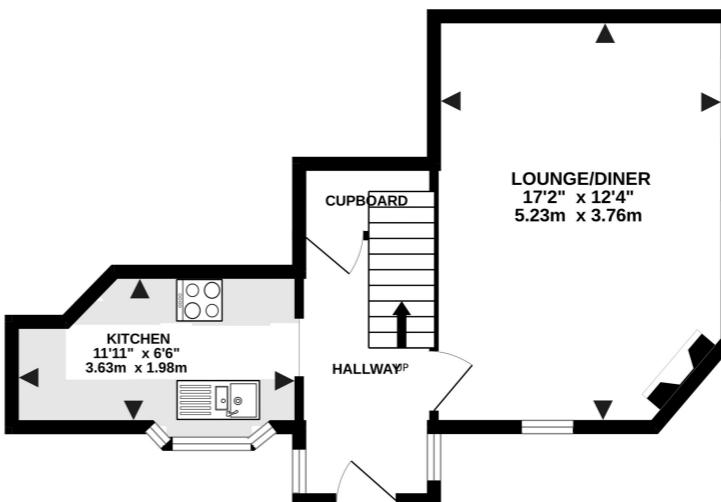
Upstairs, the principal bedroom provides excellent wardrobe provision with extensive built-in storage, complemented by a second bedroom and a well-presented bathroom. Practicalities include off-street parking nearby and all the benefits of a character property in a convenient setting.





GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Electric.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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