



Ermin Street

Cricketts

Ermin Street, Stockcross, Newbury, RG20 8LG

£450,000



- 🏠 NO ONWARD CHAIN
- 🏠 Entrance porch
- 🏠 Spacious lounge with feature fireplace
- 🏠 Good size kitchen/breakfast room
- 🏠 Conservatory
- 🏠 Three double bedrooms
- 🏠 Modern bathroom with separate shower cubicle
- 🏠 Enclosed rear garden
- 🏠 Off road parking
- 🏠 Two single garages
- 🏠 Sought after village location

DESCRIPTION

A charming and delightful period cottage originally built in 1850 and extended in the 1970's to provide an excellent spacious family home situated in this very well sought after village of Stockcross.

INTERNAL VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN

The property has been very well maintained by its current owner and provides spacious accommodation throughout comprising:- large front porch, lounge with feature fireplace with electric fire, exposed floor timbers and French doors opening to a large fitted kitchen/dining room. Off the kitchen there is a rear porch with cloakroom and a second set of French doors leading to the conservatory with doors leading to a lovely garden. On the first floor there is a spacious landing leading to three double bedrooms and a good size family bathroom with roll top bath and a separate shower with top of the range Marlborough wall tiles.

To the outside front of the cottage there is a small garden with well stocked flower and shrub borders, all of which is enclosed by picket fencing with access through a gate to the front. There is also gated side access to the rear garden.

The rear garden is very pretty with a good sized patio leading to the lawn which has well stocked flower and shrub borders. The garden is fully enclosed offering a high degree of privacy. The pathway that leads up the garden brings you to two single garages which have substantial loft storage and a loft ladder. To the left of the neighbouring cottage there is a shared access driveway leading to the garages and an additional car parking space.

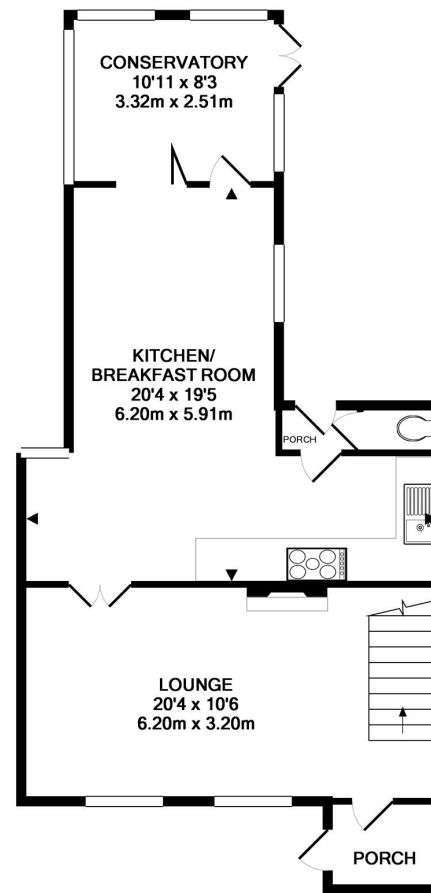
Local Information

Stockcross is a beautiful village situated to the west of Newbury, it has long been part of Speen parish and has only had its own church, St John's, since 1839. The village was also largely built at this time as a model village for the Sutton estate. In the middle of the village, close to the cross-road, were the stocks hence the name Stock-Cross; these were removed in the early 1980s.

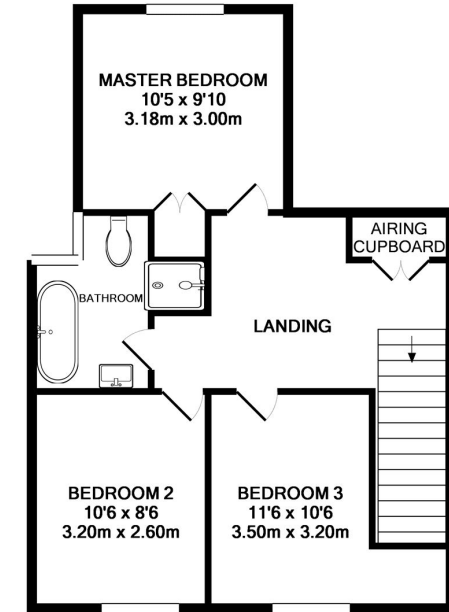
Stockcross is also home to The Vineyard, one of the most prestigious hotels and restaurants in Berkshire. The Vineyard has been awarded 5 AA red stars and it's no surprise with its own restaurant offering an award winning wine list with 30,000 bottles kept in their wine cellar at any one time and their serial award winning chef, Daniel Galmiche in control of the kitchen. As well as its fine dining, The Vineyard also has a spa and its own private collection of fine art including the famous "Judgement of Paris". Stockcross also has a shop/post office/coffee shop, a busy village hall that hosts regular events, a small Christian school and a public house.

Should you wish to visit a larger, local town both Newbury and Hungerford are an easy commute away and provide fantastic amenities for retail and leisure purposes including multiple shops, public houses, restaurants, gyms, health and sports clubs, theatres and cinemas.

In terms of communications, Stockcross is located just off the B4000 roughly 0.5 miles away from the A34 Newbury Bypass, where it intersects with the A4. Stockcross also provides quick easy access to the M4 London to South Wales motorway.



GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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