



Longways
Leckhampstead, Newbury, West Berkshire



A stylish and beautifully designed contemporary house in a stunning yet accessible rural location.

A generously-proportioned detached family home with quality contemporary fixtures and fittings providing elegance, practicality and cohesion to the living environment. It is located at the heart of a sought-after village in the North Wessex Downs National Park, near to local village and town centre amenities.



2 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



OFF-STREET PARKING



GARDEN



FREEHOLD



RURAL/VILLAGE



2,121 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Fully renovated in 2022, Longways offers over 2,100 sq. ft. of light-filled accommodation arranged over two floors, configured to provide an ideal family and entertaining space with attractive neutral décor throughout. The accommodation flows from a welcoming reception hall and briefly comprises a generous dual aspect sitting room with feature Planika bioethanol ribbon fireplace and French doors to both front and rear terraces, and a spacious flagstone-floored triple aspect kitchen/dining room with front aspect bay window with window seating. This room also benefits from a woodburner, bespoke deVol wall and base units including a large central island with breakfast bar, ESSE range cooker, Belfast sink, modern integrated Miele appliances, two sets of French doors to the terrace and a neighbouring fitted utility room with a door to the terrace. The ground floor accommodation is completed by a bedroom wing accessible from an inner hall off the sitting room, providing one bedroom with en suite shower room and another with French doors to the terrace and a neighbouring bathroom.

A bespoke staircase rises from the reception hall to the generous vaulted first floor landing/study area. This gives access to a spacious principal bedroom with dressing area, French doors to an oak-framed balcony and en suite bathroom, and to the property's remaining bedroom with en suite bathroom, the whole floor benefitting from cleverly-maximised eaves storage.

Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached over a gravelled driveway providing parking for multiple vehicles and benefitting from wiring for an electric charging point, flanked by a front aspect York stone terrace. The well-maintained garden surrounding the property is laid mainly to lawn and features numerous seating areas and a wraparound terrace with galvanised water feature, and water and electricity supply for a hot tub, ideal for entertaining and enjoying far-reaching views over surrounding countryside.



Location

Longways is situated in Leckhampstead, a very sought-after village in a rural elevated spot on the Berkshire Downs and with a wealth of bridleways and footpaths for walking, horse riding and cycling that can be accessed directly from the village. There is a thriving local community, and a village hall and church in the village itself, and there are pubs in nearby Chaddleworth and Peasemore. The smaller market towns of Wantage and Hungerford provide an excellent range of local facilities, as well as shops, cafes and restaurants, and there is a Waitrose supermarket and a weekly market in Wantage. The larger town of Newbury caters for most other day to day needs. Communications in the area are excellent, with a direct train service from Newbury into London Paddington and easy access to the M4 and A34 linking with London, Heathrow Airport and the West Country. There is a wide choice of highly regarded schools in the area.

Distances

- M4 (Junction 13/A34) 6 miles
- Great Shefford 5 miles
- Newbury 7 miles
- London Heathrow 47 miles

Nearby Stations

- Newbury (London Paddington 40 minutes)
- Didcot (London Paddington 38 minutes)

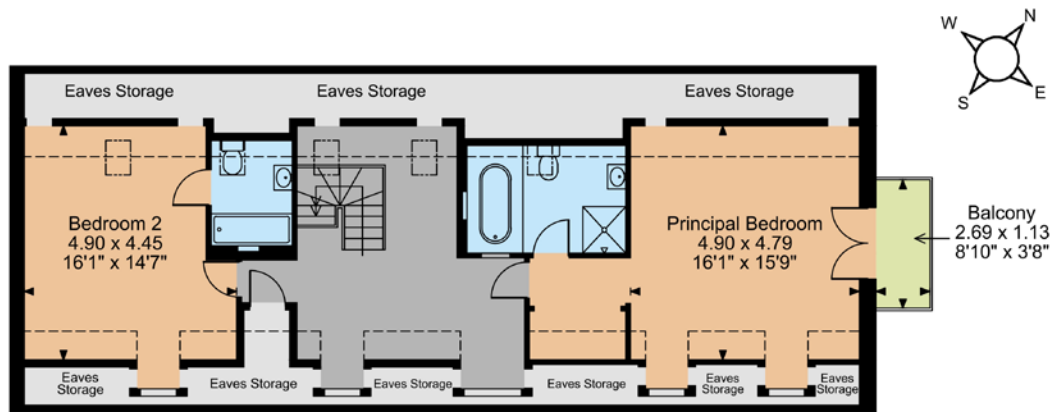
Key Locations

- Newbury racecourse
- West Berkshire Golf club
- The Ridgeway

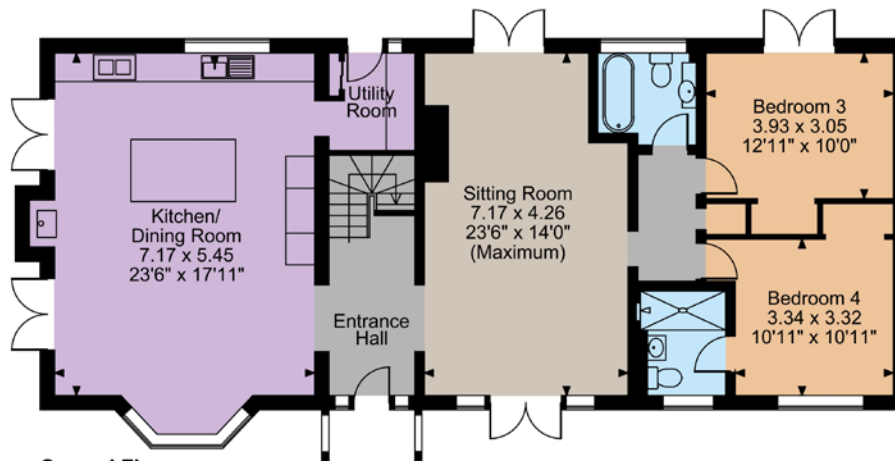
Nearby Schools

- The Downs School
- Cothill
- Cheam
- St Gabriel's





First Floor



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Floorplans

House internal area 2,121 sq ft (197 sq m)

For identification purposes only.

Directions

RG20 8QY

what3words: ///rock.clogging.bloomers

General

Local Authority: West Berkshire Council

Services: Mains water, electricity and compliant private drainage.
Oil fired heating.

Council Tax: Band D

EPC Rating: C

Mobile coverage/broadband:

Information can be found here:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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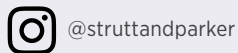
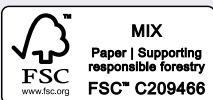
Newbury

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