



1 Marlston Farm Cottages, Marlston, Hermitage

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1 Marlston Farm Cottages

Marlston, Hermitage, Thatcham, Berkshire RG18 9UU

A delightful three-bedroom cottage on a peaceful farm site

M4 (Jct 13) 4 miles, Thatcham town centre, 5 miles, Newbury town centre 6 miles, Newbury mainline station 7 miles (50 minutes to London Paddington), Heathrow Airport 40 miles

Sitting room | Kitchen | 3 Bedrooms
Bathroom | Shed | Gardens | EPC rating E

The property

This lovely cottage is one of two well-presented semi-detached properties set in a rural position close to the bustling towns of Thatcham and Newbury. Both cottages offer three bedrooms and well-presented accommodation, with splendid red-brick elevations outside and near identical layouts inside.

This cottage includes a comfortable sitting room on the ground floor, with an open fireplace. The kitchen is well-equipped, with modern shaker style units, wooden butcher block style tops and integrated appliances.

There is one double bedroom to the rear of the ground floor, with a corner fireplace. The family bathroom is located on the ground floor with a over-bath shower. Upstairs, there are a further two bedrooms with ornate cast-iron fireplaces.

Outside

At the front of the cottage there is a fenced garden with an area of lawn and a paved pathway leading to the entrance. The rear garden includes paved terracing and areas of lawn, as well as a shed for garden storage.

Location

The property is situated in the small hamlet of Marlston, in the Pang Valley between the villages of Bucklebury and Hermitage. Marlston has a parish church and the independent Brockhurst and Marlston House Schools. Hermitage has a post office, two pubs, a garden centre and a primary school. The nearby village of Yattendon also offers a primary school, village shop, hairdressers, pub and cafe.

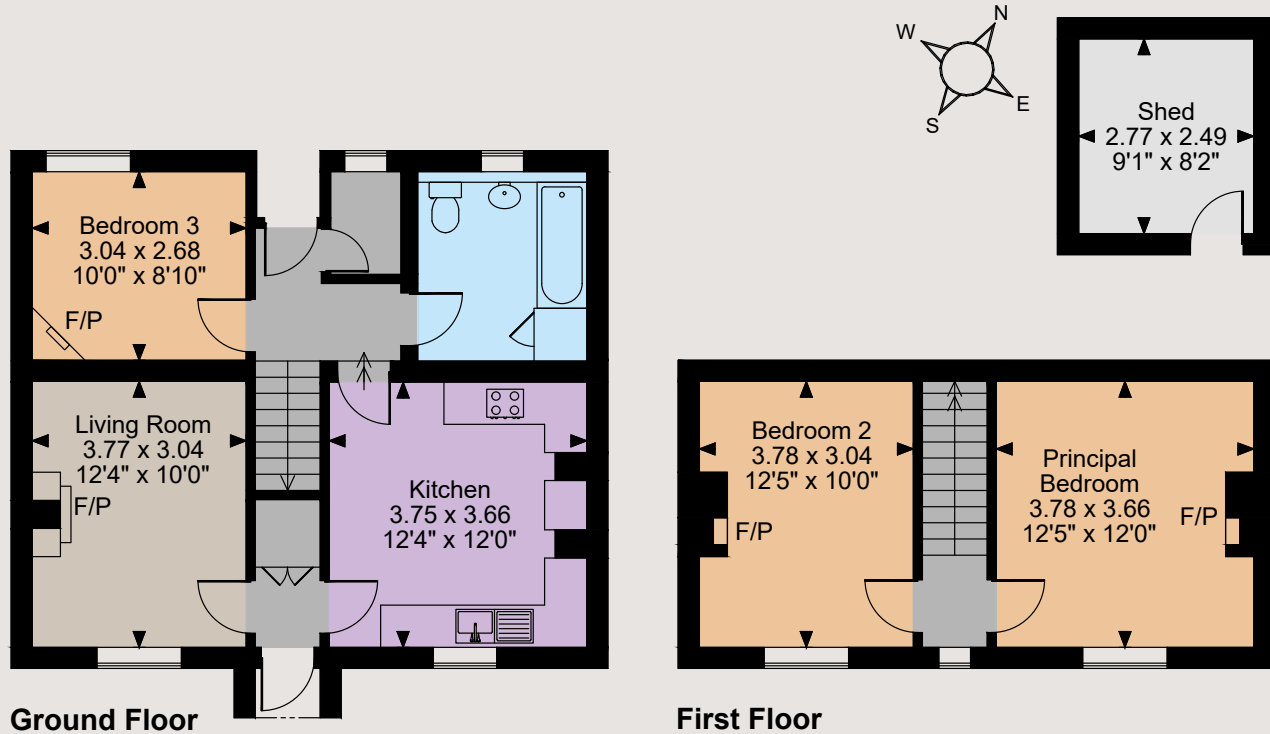
Thatcham has several shops and a choice of restaurants and cafés, in addition to Newbury's excellent shopping, leisure facilities and a choice of supermarkets. Further schooling in the area includes the outstanding-rated Kennet School and the independent Downe House.

Newbury mainline station offers fast and efficient rail services to London Paddington (50 minutes). There are superb road links in the area, with the M3 and M4 both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and southwest.





Floorplans
 Internal area 868 sq ft (81 sq m)
 Shed internal area 73 sq ft (14 sq m)
 Total internal area 941 sq ft (88 sq m)



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

From Newbury, take the B4009/Shaw Road north away from the town centre and follow the B4009 for 3.9 miles. Turn right onto Marlston Road, then after 2 miles, turn left, following the sign for Frilsham, and Hampstead Norreys. You will find the cottages on the left.

General

Local Authority: West Berkshire Council

Tel: 01635 551111

Services: Electricity, private water and compliant private drainage system.

Council Tax: Band C

Tenure: Freehold

Guide Price: £440,000

Newbury

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