

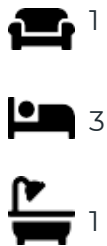


DOWNER & CO

TRUSTED SINCE 1988

6 Church View, Beenham RG7 5NL
Price: £525,000

Features.



NO ONWARD CHAIN

Description.

Located in the village of Beenham and surrounded by stunning countryside is an extended three double bedroom bungalow with far reaching views. The property is situated in a quiet cul-de-sac of a handful of similar properties and has been well maintained by the current owner. Locally there is a primary school, pub and miles of footpaths.

The spacious accommodation consists of entrance hall, kitchen/breakfast room, large open plan living/dining room with doors to patio and wood burning stove, utility room, three double bedrooms, and family bathroom. Outside, the rear garden backs onto fields and is laid mainly to grass. There is an area to the side of the property large enough for a shed and storage and a gate providing access to the carport and front of the bungalow. To the front, there is a further garden laid to grass, garage and driveway parking. Benefits include upvc double glazing and electric heating.



Location.

Beenham village is a small rural parish midway between Newbury and Reading. The main village lies on the escarpment to the north of the Kennet Valley, spreading for over a mile along the ridge with views over the rolling farmland of the North Wessex Downs, a designated Area of Outstanding Natural Beauty. In the centre of the village are the Primary School, the Village Hall and adjoining Beenham Club, the recreation ground and the Six Bells pub. A little way down Church Lane, on the border between village and farmland, is St. Mary's Church. There are many footpaths/bridleways offering superb countryside walks and other countryside pursuits.





Approximate Gross Internal Area
102.02 sq m / 1098.13 sq ft
(Excludes Garage & Carport)
Garage Area 13.18 sq m / 141.86 sq ft

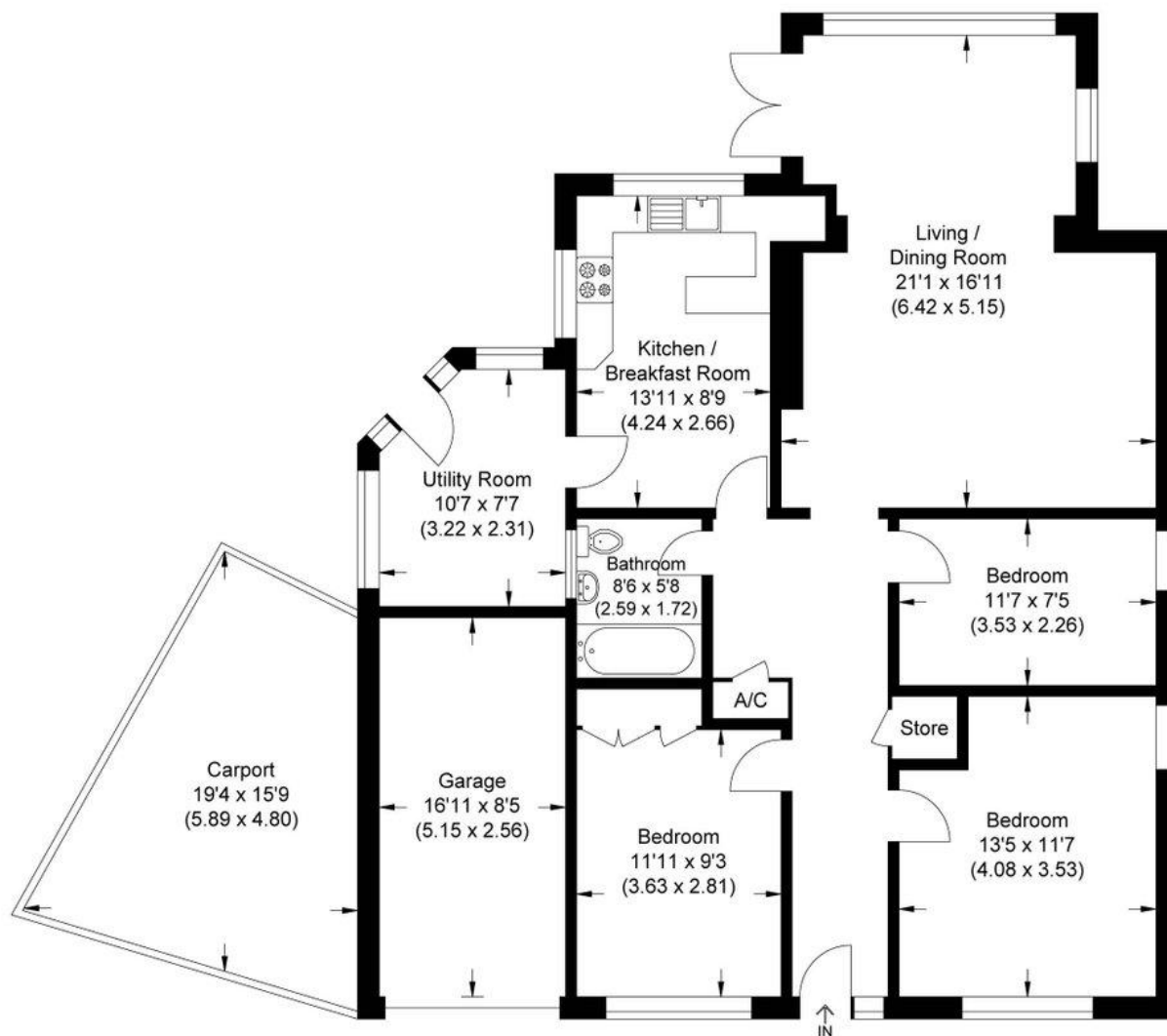
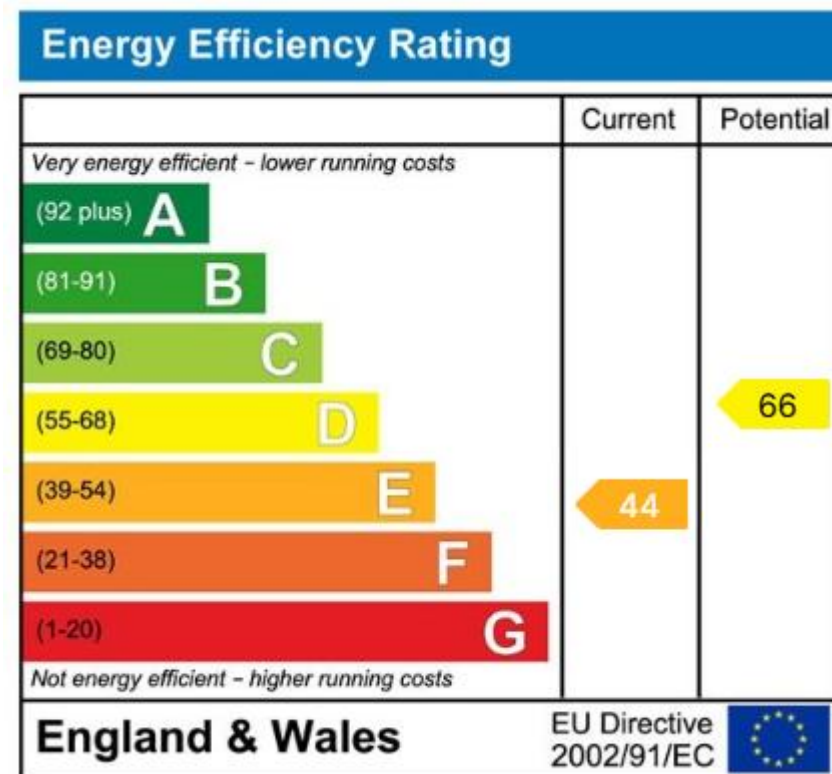


Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: D
2026/2027: £2,448.14.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk