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SIMUL MOVERE

Ayres Cottage
Ayres Lane, Burghclere, RG20 9HG
£950,000

A beautifully presented character cottage, situated in the highly desirable village of Burghclere.

Moving Together





- Versatile outbuilding
- Generous driveway
- Quiet rural lane position
- Open-plan living

- Thoughtfully extended
- South-west-facing garden
- Ideal family home
- Approximately 4 miles from Newbury

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DESCRIPTION

The property is entered via a welcoming entrance hall with attractive flagstone flooring, leading to a cloakroom with WC and wash hand basin. The hall also provides access to a cosy snug, which connects to the dining room, featuring an open fireplace and providing an ideal space for family meals and entertaining. An inner hallway leads to a well-proportioned study, ideal for home working. The heart of the home is the impressive 31ft kitchen and living room extension, creating a superb open-plan space. The kitchen features contemporary wall and base units, quartz work surfaces and a substantial central island with breakfast bar seating. Further features include a double Belfast sink, Italian range cooker and integrated appliances. The adjoining living area offers ample space for seating, with bi-fold doors opening onto the rear terrace and allowing plenty of natural light. A separate utility room provides additional storage, laundry space and side access, while a versatile playroom completes the ground floor.

The part-vaulted first floor offers five bedrooms. The spacious principal bedroom benefits from a fitted dressing room and en-suite bathroom, while two further double bedrooms each enjoy their own modern en-suite shower rooms. Two additional bedrooms and a newly installed family shower room, featuring a contemporary suite and attractive botanical tiling, complete the accommodation.






Adas
Playroom
PLAYROOM RULES













OUTSIDE

The property enjoys an attractive frontage, with a low wall and gravel driveway providing generous parking for several vehicles. Mature trees and established shrubs create a lovely green setting and a good degree of privacy. To the rear, the south-west-facing garden is a particular feature, enjoying sunshine throughout the day and into the evening. Predominantly laid to lawn, it also benefits from a generous paved terrace, providing ample space for outdoor seating and dining. Situated directly off the bi-fold doors from the kitchen and living area, the terrace creates a natural extension of the main living space. A detached outbuilding, recently converted into a games room, provides a valuable and versatile addition, offering potential for entertaining, hobbies, a home gym or alternative workspace.





SITUATION

Ayres Lane is situated in the charming village of Burghclere, offering an appealing balance of village life and beautiful surrounding countryside. The village benefits from a strong community feel, with local amenities including the popular Carpenters Arms country pub, village hall, sports club, recreation facilities and a well-regarded primary school. Surrounded by attractive Hampshire countryside, Burghclere offers an excellent network of footpaths and bridleways, ideal for walking and cycling. The nearby North Wessex Downs, including Beacon Hill, provide scenic walks and far-reaching views. The village is also home to the National Trust's Sandham Memorial Chapel, renowned for its murals by artist Sir Stanley Spencer. Despite its peaceful rural setting, Burghclere is well positioned for commuters, with convenient access to the A34 and road links to Newbury and Basingstoke. Both towns offer mainline railway stations with regular services to London, while the M4 and M3 are also within easy reach.



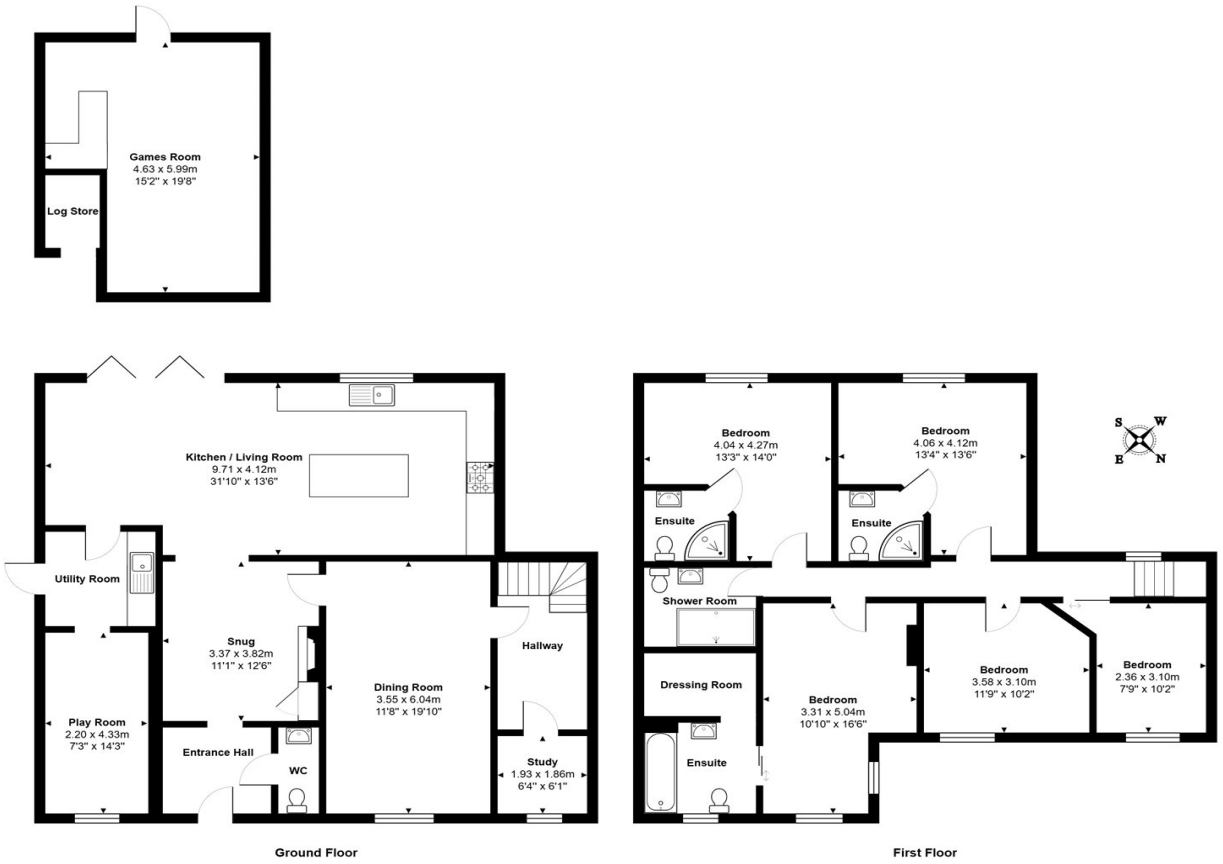

BABY







Ayres Cottage



Total Area: 206.9 m² ... 2228 ft² (excluding games room, log store)

All measurements are approximate and for display purposes only

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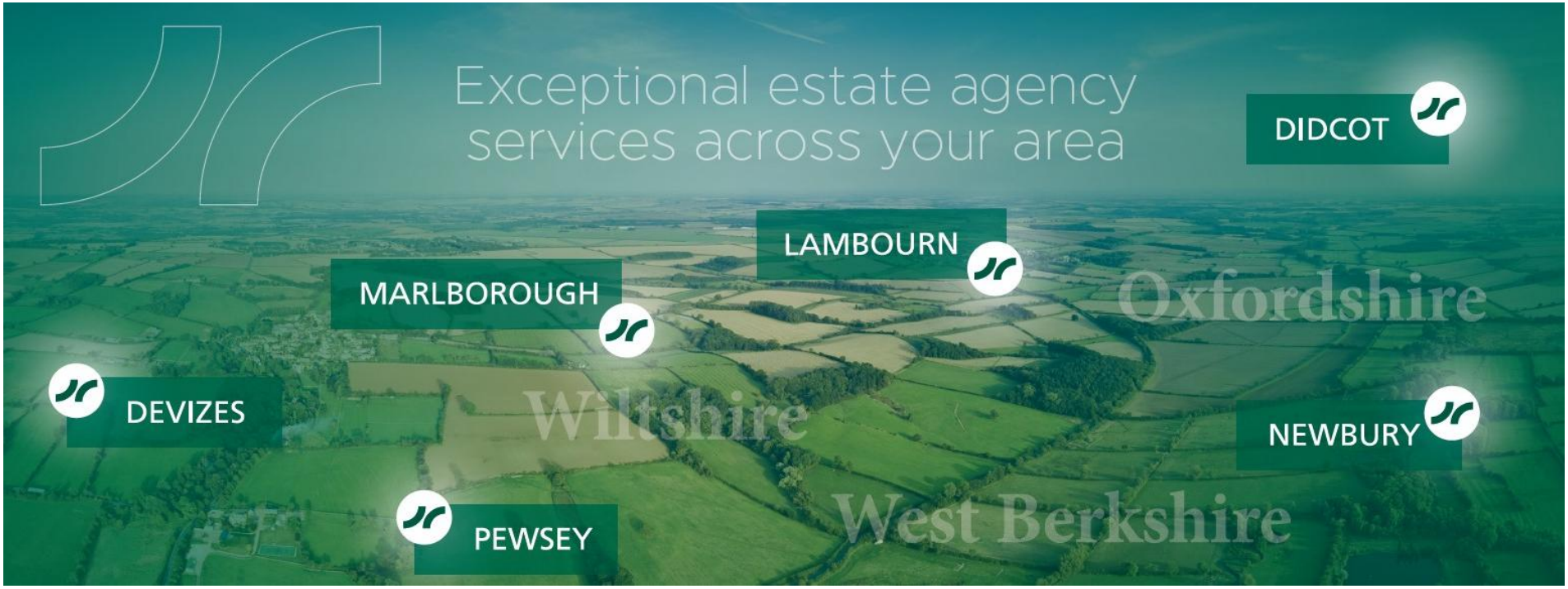


SERVICES AND MATERIAL INFORMATION

All mains services are connected. The property operates on oil fuelled central heating and further benefits from underfloor heating.

Council Tax Band: F
EPC Rating: D

What3words: remembers.pencils.causes



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