



Brackenhill, Zin Zan, Upper Bucklebury RG7 6RE
Price: £450,000

Features.

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-  3
-  1

Description.

NO ONWARD CHAIN
RECENT WATER DAMAGE. IDEAL FOR REFURBISHMENT/ EXTENSION/REPLACEMENT/ REDEVELOPMENT (SUBJECT TO PLANNING PERMISSION). Located towards the end of a track in the middle of the mature woodland of Upper Bucklebury sits this fantastic opportunity. Brackenhill appears from the front to be a modest single story dwelling, but built on the hillside from the rear you appreciate the full scale of the property. In need of updating/re-development with great potential to extend further or replace (STPP).

The accommodation comprises, entrance hall, living room with balcony overlooking the rear gardens, master bedroom with Jack and Jill en-suite bathroom and a second bedroom on the ground floor, a spiral staircase leads down to the lower ground floor which offers a dining room, kitchen with utility room and pantry store, a third bedroom/study, cloakroom, snug and workshop. Outside there is a double garage and off road parking for two vehicles, and large gardens to the rear, in total the plot is just under 1/3 of an acre.

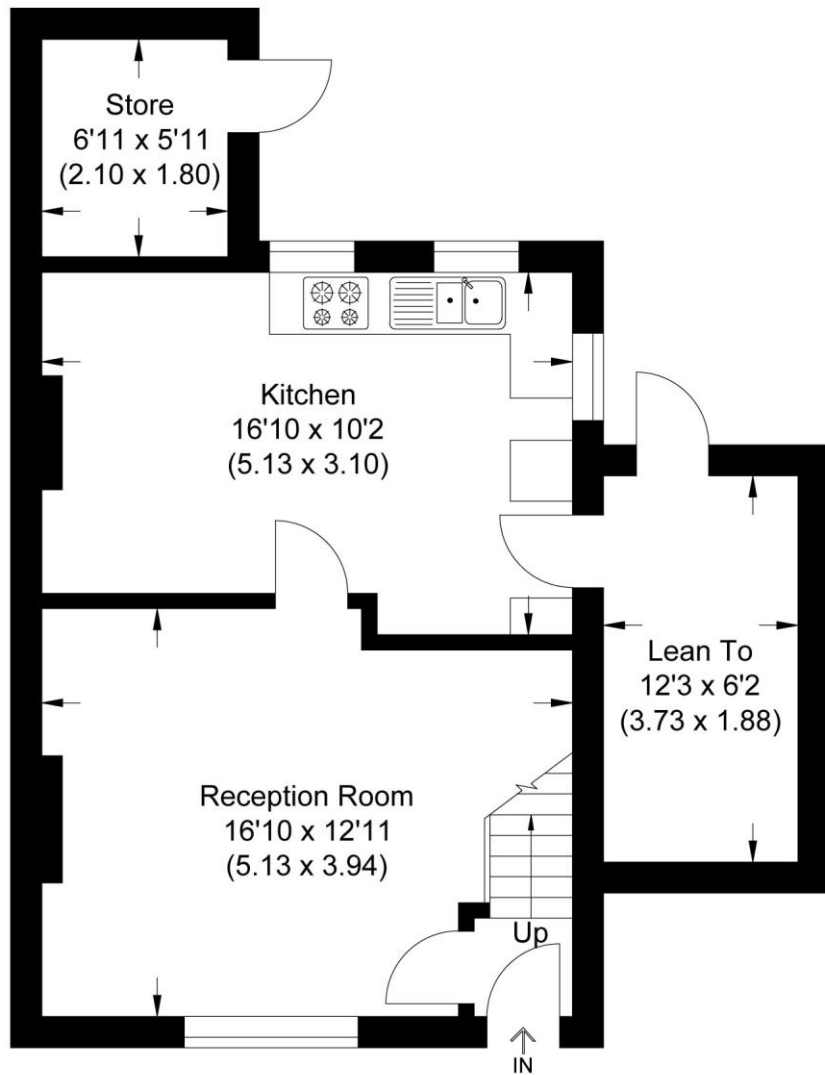


Location.

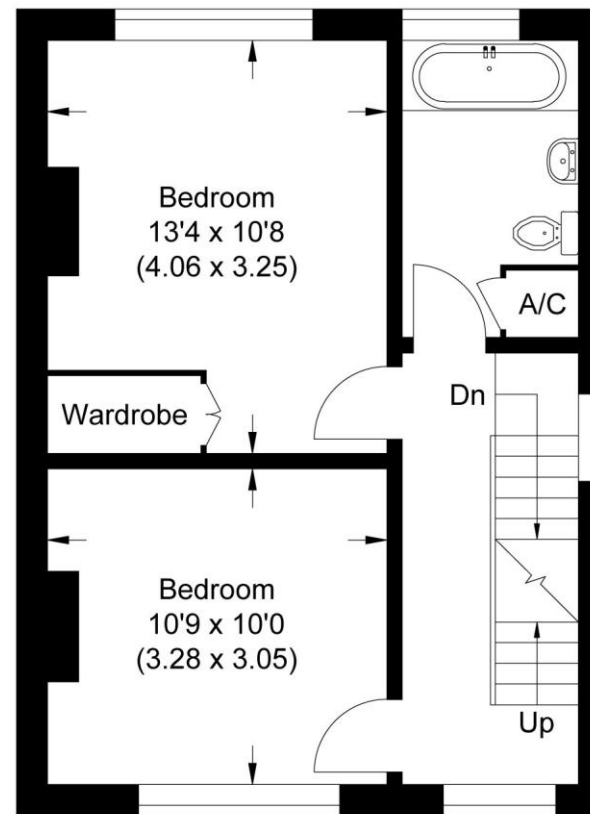
The village of Upper Bucklebury is one of the most sought after villages in West Berkshire and offers local amenities including primary school, local stores, public house and is surrounded by stunning rolling countryside ideal for scenic walks and other country pursuits. It falls within the Downs secondary and Kennet secondary school catchment but private schooling at Bradfield College or Downe House are a short drive away. The mainline train station at Thatcham serves Reading and London Paddington and there is easy access to the A4 leading to Jct 12 of the M4.



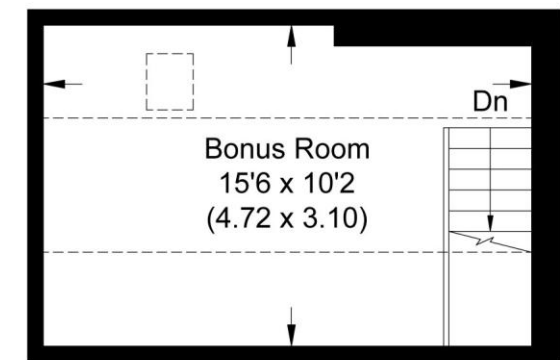
Approximate Gross Internal Area
100.58 sq m / 1082.63 sq ft



Ground Floor

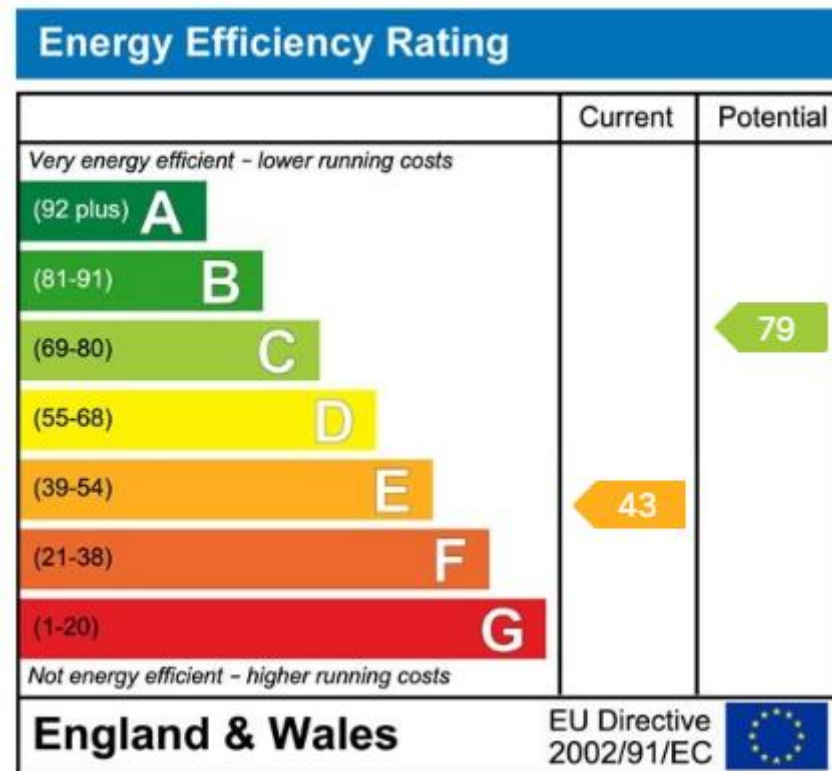


First Floor



Second Floor

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: E
2026/2027: £2,993.39.

TENURE: FREEHOLD

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

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