



Newbury Road, Wickham, Newbury RG20 8HE

£895,000 *Freehold*

4  2  3 

Historic Former Village Store and Pub offering spacious accommodation in the heart of the village.

This impressive four-bedroom detached home, believed to date back to around 1790, has a rich history having previously served as both a public house and village store. Beautifully extended, updated and sympathetically restored, the property now combines charming period features with stylish modern living.

To the front, a sweeping driveway provides extensive off-road parking for multiple vehicles, complemented by a detached double garage and additional single garage.

The entrance hall leads through to both the living room and separate sitting room, each featuring characterful brick fireplaces with wood-burning stoves.

A standout feature of the home is the stunning extended kitchen and orangery, thoughtfully designed for both family life and entertaining. The space includes a range cooker, twin dishwashers, twin fridge/freezers and bi-fold doors opening onto the garden and patio, with access to an external office/games room.

On the first floor, the principal bedroom is accompanied by a second bedroom with its own en-suite shower room, together with a modern family shower room. Stairs rise to the top floor where there are two further double bedrooms, served by a shared shower room and separate WC.

Further benefits include oil-fired central heating with a recently replaced boiler, LPG gas cooking, and upgraded windows with acoustic glazing where possible to help minimise external noise.

The house enjoys large gardens with a patio area and vegetable plot. Viewing is highly recommended.

KEY FEATURES

- Extended Four Bedroom Period Detached Home
- Two Reception Rooms with Fireplaces
- Exceptional Kitchen with Bi-Fold Doors to Garden
- Utility Room & Cloakroom
- Two Separate Shower Rooms
- En-suite To Second Bedroom
- Modern Outbuilding with Flexible Usage
- Double Garage and Single Garage
- Enclosed Gardens Front and Back

Newbury

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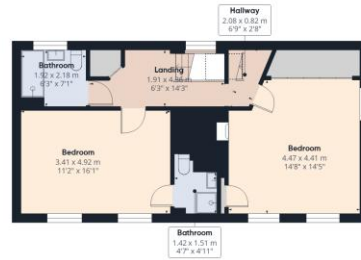


MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: E



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area^m

268.1 m²

2889 ft²

Reduced headroom

21.5 m²

231 ft²

(1) Excluding balconies and terraces

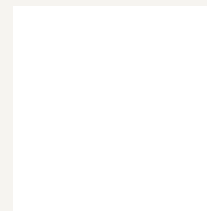
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

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