



**EVANS & PARTRIDGE**

**SUMMERHAYES**  
**CRUX EASTON, NEWBURY, BERKSHIRE**































# SUMMERHAYES, CRUX EASTON, NEWBURY, HAMPSHIRE, RG20 9QF

AN INDIVIDUAL DETACHED FOUR BEDROOM HOUSE WITH A SOUTH WESTERLY FACING MAIN GARDEN,  
A LONG EXTENDED GARDEN AREA AND BEAUTIFUL OPEN COUNTRY VIEWS, QUIETLY SITUATED  
IN THE HAMLET OF CRUX EASTON WHERE PROPERTIES RARELY COME TO THE MARKET

ENTRANCE AND INNER HALL, LIVING ROOM, DINING ROOM  
KITCHEN / BREAKFAST ROOM, REAR HALL AND LOBBY  
FOUR BEDROOMS, TWO BATHROOMS  
SINGLE GARAGE, PARKING, SUMMERHOUSE, STORE  
GARDENS, GROUNDS AND PADDOCK LAND EXTENDING TO ABOUT 0.4 ACRES

**OFFERS INVITED AROUND: £765,000 Freehold**

## DESCRIPTION

An individual detached and extended house with brick elevations beneath a tiled roof. The accommodation comprises a useful entrance hall, living room with fireplace, dining room and kitchen/breakfast room. There is also a ground floor double bedroom with doors into the garden and an adjacent bathroom. On the first floor there are three bedrooms and a bathroom, all with excellent country views. Outside the property has two driveways for parking, a single garage, substantial shed and summer house (currently used as a home office). The grounds amount to 0.39 acres with the main garden enjoying a south westerly aspect. There is also an additional narrow strip of land extending to 100m that has been used for vegetables, grazing for goats and chickens. We believe there is great scope to extend the property subject to planning permission.

## LOCATION

The property enjoys a quiet rural setting in Crux Easton, a small rural hamlet with few properties and a dead-end at the far end minimising the traffic to just those that live there, their visitors and deliveries. There is a late 18th Century Church, St Michaels & All Angels, open country views and fantastic walking. The Hamlet is set deep into The North Wessex Downs an Area of Outstanding Natural Beauty with surrounding villages offering some amenities while Newbury is about 7 miles to the north and Andover and Whitchurch are about 9 miles south, all offering trains to London within about an hour.

## ACCOMMODATION

|                      |   |
|----------------------|---|
| <b>Entrance Hall</b> | Lantern style light. Composite part glazed door leading into entrance hall. Slate effect tiled floor. Window to front and side aspect. High ceiling with down lighter. Small pane glazed door into: |
| <b>Inner Hall</b>    | Staircase rising to first floor. Oak effect flooring. Pitch pine latch door into kitchen/breakfast room. Opening into:  |
| <b>Dining Room</b>   | (Dual aspect) Windows to front and rear aspect. Oak effect flooring. Former fireplace (not in use). Coving. Ceiling light point. Pitch pine latch door into:  |
| <b>Living Room</b>   | (Good size dual aspect reception room) Windows to front and side aspect. Open fireplace with quarry tiled hearth. Coving. Pendant light point. Dado rail.   |



|                                 |   |
|---------------------------------|---|
| <b>Kitchen / Breakfast Room</b> | Belfast sink unit with mixer tap. Oak block work surfaces with hand-built cupboards and drawers beneath. Belling two oven range with grill, warming area and five zone induction hob. Recess and plumbing for dishwasher and washing machine. Open brick fireplace with curved brick reveals and mantel above housing Camray oil fired boiler. Cupboards to either side of chimney breast. Ample space for table and dresser. Latch door into walk-in understairs larder cupboard with window, space and power for fridge/freezer, shelving and light. Coving LED spot lights. Oak effect flooring. Windows to front and side aspect. Opening and step up into: |
| <b>Rear Hall</b>                | LED spot lights. Coving. Pine latch doors to bedroom four, bathroom two. Part glazed panel door into:   |
| <b>Rear Lobby</b>               | Lean-to profile plastic roof. UPVC double glazed elevations. Ceramic tiled floor. Space for dryer and large fridge/freezer.   |
| <b>Bedroom Four</b>             | (Double bedroom) Window to side aspect. Glazed double doors opening onto small terrace area and front garden. Coving. Pendant light point. Shelved alcove.  |
| <b>Bathroom Two</b>             | White suite comprising panelled bath with mixer tap/shower attachment and tiled surround. Wash hand basin with tiled splash back. WC. Window. Coving. Ceiling light point. Oak effect flooring. Towel radiator.   |
| <b><u>FIRST FLOOR</u></b>       |   |
| <b>Landing</b>                  | LED down lighters. Decorative arch over staircase where chimneys meet. Pendant light point. Loft hatch. Shelved linen cupboard. Latch doors to:   |
| <b>Principal Bedroom</b>        | (Good size double bedroom) Window with stunning open and distant views over countryside and woodland. Pendant light point. Exposed white washed purlins. Cast iron Victorian fireplace with quarry tiled hearth (not in use). Recess to side of chimney breast.   |
| <b>Bedroom Two</b>              | (Single bedroom) Window to side aspect overlooking garden and countryside. Coving. Ceiling light point. Fireplace with decorative tiled surround (not in use). Recess to side of chimney breast. Pendant light point.   |
| <b>Bedroom Three</b>            | (Single bedroom) Window to side aspect with open country views. Down lighters. Coving. Alcove and built-in cupboards.   |
| <b>Bathroom One</b>             | White suite comprising panelled bath with mixer tap/shower attachment and tiled surround. Wash hand basin with mixer tap, marble surround and upstand, cupboard beneath. WC. Window with far reaching views. Chrome towel radiator. White washed exposed floor boards. Dado rail. Coving. Ceiling light point.  |
| <b>OUTSIDE</b>                  | The property fronts onto an extremely quiet country lane. Lawn, shrubs and hedging. Picket gate and path lead to the entrance porch. At the southern end of the property concrete/gravelled approach (for additional parking). Double five bar gates lead onto a further concrete hard standing for parking. Large time frame/clad storage shed. Concrete driveway on the northern side providing parking and leading to:   |
| <b>Attached Single Garage</b>   | Constructed of brick elevations with up and over door to front.   |



|                         |   |
|-------------------------|---|
| <b>Main Garden</b>      | This lies to the front of the property and is laid mainly to lawn surrounded by shrubs and specimen trees, including wild cherry. The garden enjoys a quiet, private and south westerly orientation. Timber garden shed.  |
| <b>Summerhouse</b>      | (Currently used as a home office) Light, power and internet connected. Spot lights. Windows on three aspects.   |
| <b>Extended Garden</b>  | The property also had the benefit of a long strip of additional land extending to about 100m. Aluminium frame greenhouse. Storage shed. Lawn and stepping stone path. Enclosed areas, ideal for chickens. Soft fruit cage. Rear narrow paddock area. Glorious open views are enjoyed over rolling farmland and countryside. |
| <b>Services</b>         | Mains water and electricity. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.  |
| <b>Directions</b>       | RG20 9QF  |
| <b>Council Tax Band</b> | F - Basingstoke and Deane   |

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

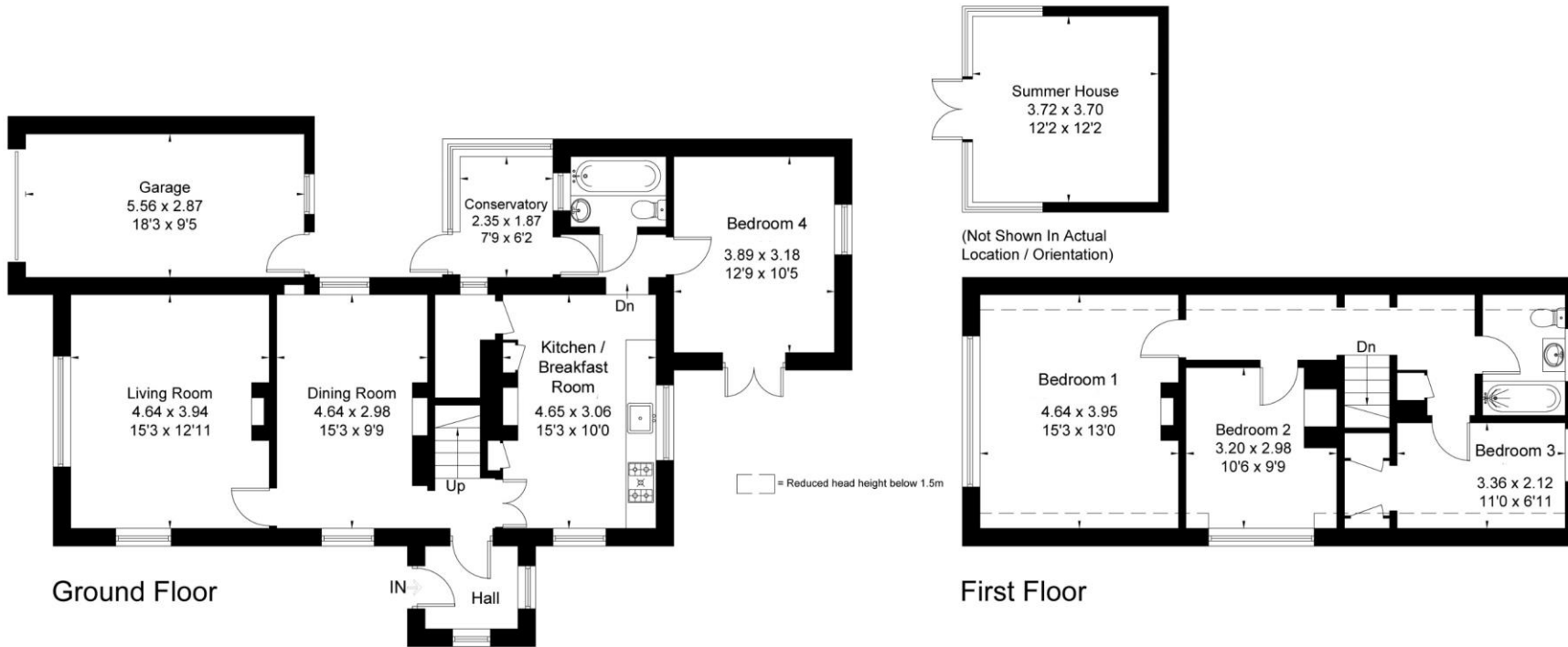
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Approximate Area = 140.1 sq m / 1508 sq ft  
 Outbuildings = 29.5 sq m / 317 sq ft (Including Garage)  
 Total = 169.6 sq m / 1825 sq ft  
 Including Limited Use Area (9.3 sq m / 100 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 319031

| Energy Efficiency Rating                                   |   | Current | Potential |
|--|---|---------|-----------|
| <small>Very energy efficient - lower running costs</small> |   |         |           |
| (91-100)   | A |         |           |
| (81-90)  | B |         |           |
| (69-80)  | C |         | 78        |
| (55-68)  | D |         |           |
| (39-54)  | E |         |           |
| (21-38)  | F | 25      |           |
| (1-20)   | G |         |           |
| <small>Not energy efficient - higher running costs</small> |   |         |           |
| <small>England, Scotland &amp; Wales</small>               |   |         |           |
| <small>EU Directive 2002/91/EC</small>                     |   |         |           |