



**NEWNHAM GREEN | NEWNHAM**

  
**Platinum  
Homes**  
BY BRIDGES



## The Property

This detached country cottage, full of character and charm, is located in the sought-after village of Newnham Green.

Maintaining many original features dating from the 18th Century, the ground floor comprises an entrance hall to the main reception room with an Inglenook fireplace, and a study room which has been used as a third bedroom by the current owners. The kitchen/dining room has granite work surfaces and beautifully tiled floors, off from which is the garden room with the added benefit of a log burner.

To the first floor there are two double bedrooms, with an en suite shower room to the primary bedroom, and a separate family bathroom.



## Outside

The cottage is surrounded by gardens to the side and rear with a wonderful variety of flowers, shrubs and trees, together with low maintenance shingle borders.

For additional storage there are multiple sheds and a summerhouse at the rear boundary.

There is off road parking for several vehicles accessed from the lane leading to the detached garage and workshop which has ample storage space in the roof.



# Features

- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Inglenook Fireplace
- Character Cottage with Exposed Beams
- Double Garage
- Village Location
- EPC: TBC
- Council Tax Band: F

# Contact

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# Newnham Green, Newnham, Hook, RG27

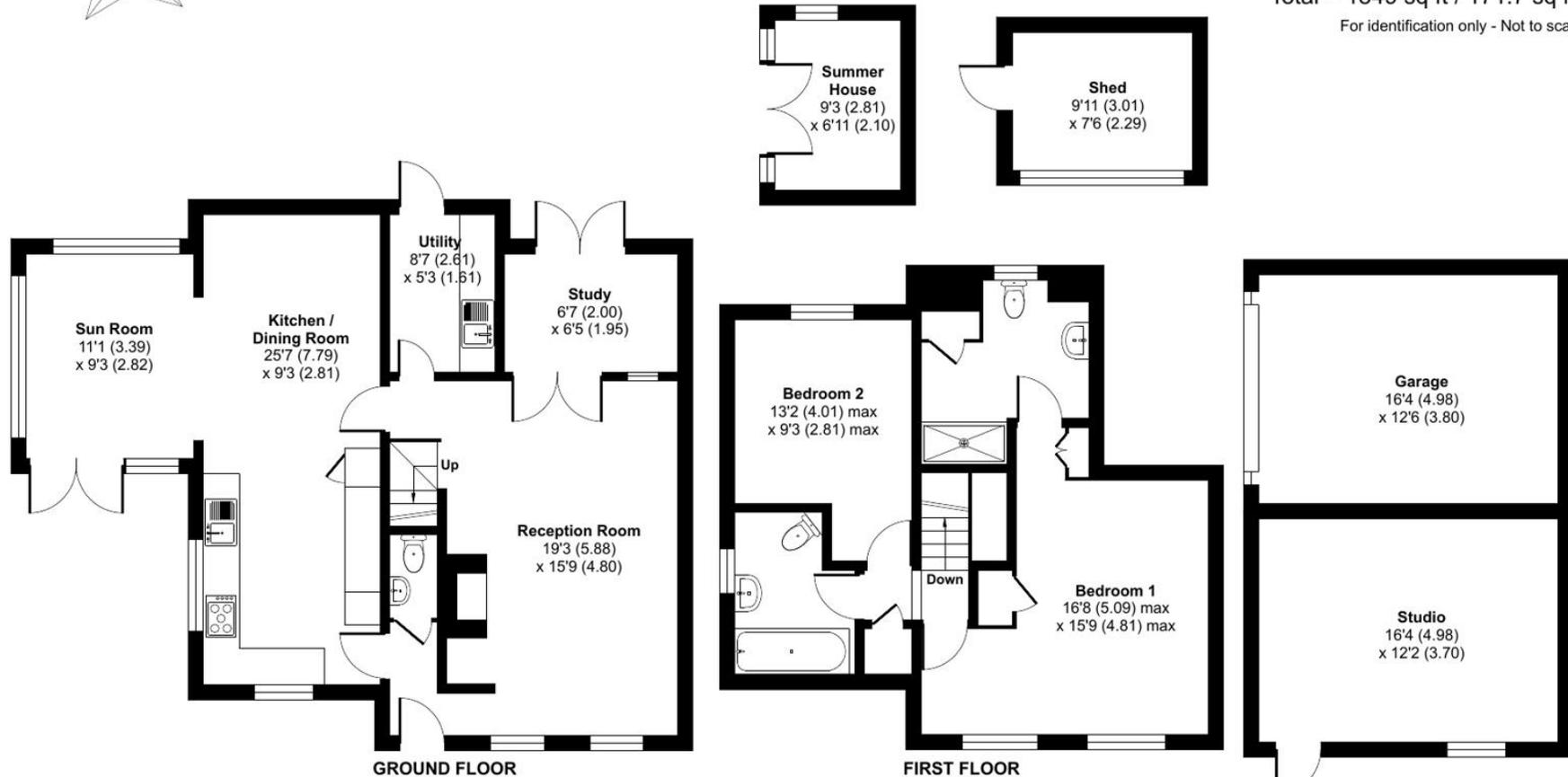
Approximate Area = 1307 sq ft / 121.4 sq m

Garage = 205 sq ft / 19 sq m

Outbuildings = 337 sq ft / 31.3 sq m

Total = 1849 sq ft / 171.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477



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