

## PEASEMORE COTTAGE IS A STEAL AT £250K

It's a well-known fact that you generally have to pay over the odds for a property in a prime village location, and you would expect a 3-bedroom cottage in the Berkshire village of Peasemore to blow any budget under £300k. So it might come as a surprise to learn that there is a newly built cottage currently for sale in the village priced at just £250k – avoiding the dreaded step up in Stamp Duty.

With property prices soaring in the Newbury area, this is undoubtedly great value, particularly when you consider that Peasemore is one of those sought-after villages that gives you the best of both worlds – a wonderful rural location, surrounded by open countryside, yet conveniently situated within easy reach of local towns and major road and rail networks.

The Peasemore cottage is one of four semi-detached houses that are part of a small development of just eight properties, collectively called The Pightle (pronounced Pie-tle). Built by local developer Thomas Homes, The Pightle is in a lovely part of Peasemore with views across the Lambourn Downs. As you look out over the rolling fields, it's hard to believe you're only a short drive from the A34 and M4, and just ten minutes away from Newbury and its mainline station.

From the outside, the cottages at The Pightle have lovely architectural features including dormer windows and detailed brickwork. But it's the interior layout and design of these properties that have really impressed buyers. Each cottage has a sizeable living room and a large kitchen with plenty of space for a dining area. Upstairs there are two double bedrooms, one with an ensuite bathroom, and a third single bedroom which would also make an ideal home office. In all the rooms the specification is high, from individually designed kitchens fitted with top quality appliances to bathrooms with chrome fittings and heated towel rails that complement their contemporary style.

The beauty of a new-build property like the cottage at The Pightle is that you get character without the cost and hassle that usually comes with an older property. Here you can simply move in and enjoy life in the country with no weekend DIY or renovation projects hanging over you.

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Plans to build new properties in a village like Peasemore always come under close scrutiny from local residents. With extensive experience of building in established settings, Thomas Homes have adopted a sensitive approach in their designs for The Pightle, taking inspiration from the surroundings to ensure that new sits in harmony alongside old. When the plans were first put forward for approval, there was inevitable concern among villagers, but now that the building work is complete the feedback has been extremely positive. In fact, The Pightle has been hailed as a “welcome addition to the village” – praise indeed from what must be any rural development’s strongest critics.

With only one cottage at The Pightle left for sale, buyers will have to act fast if they want to clinch what can only be described as an amazing deal. You can arrange a viewing at Peasemore by calling Drewett Neate on 01635 263000. You can also download details of the cottage, including the floor plans, by visiting [www.thomashomes.co.uk](http://www.thomashomes.co.uk) and clicking on The Pightle.