



**NEW HOUSE**

Guide Price £695,000

**Carter Jonas**

## **NEW HOUSE ESSEX STREET NEWBURY RG14 6RA**

- Newbury town centre and mainline station with trains to London Paddington 2 miles  
- Walking distance to local shops and primary and secondary school

Entrance hall · cloakroom · double aspect sitting room with fireplace · large kitchen/dining room · utility · principal bedroom with ensuite · 3 further bedrooms · family bathroom · detached double garage with storage above · south facing garden · double-glazing · Energy Rating D

### **SITUATION**

New House is situated in an area of Newbury called Wash Common. This part of the town has always been popular with families as it is a nice residential area and offers excellent primary and secondary schools. Falkland Primary School is still considered to be the best primary school in the town and the only way of securing a place is to live in the catchment, and this property is within this area. The house is within walking distance of a parade of local shops but the further facilities offered by the town centre are only 2 miles away. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

**SITUATED ON THE POPULAR SOUTH SIDE OF THE TOWN WHICH IS IDEAL FOR LOCAL SCHOOLS AND IS IN THE CATCHMENT FOR FALKLAND PRIMARY SCHOOL, A DETACHED 4 BEDROOM FAMILY HOUSE WITH SOUTH FACING GARDEN AND DOUBLE GARAGE WITH STORAGE ABOVE.**



## DESCRIPTION

New House is an individual detached modern family home that provides light accommodation with the rear aspect being south facing. There is a central entrance hall, with cloakroom, a large double aspect sitting room with open fire. One of the main features of the property is the very good sized open plan kitchen/dining room, which offers plenty of space for a dining table. There is a fitted kitchen, with built-in Neff appliances and an island. There is also a useful utility room. Upstairs the principal bedroom has an ensuite shower room, there are three further bedrooms, and the family bathroom. There is a large loft which could be converted into more accommodation, subject to the usual planning permission..

## OUTSIDE

There is a drive to one side which provides private parking and access to the double garage. It's a detached garage with a useful storage area in the loft space. Directly behind the house there is a paved terrace for outside entertaining and dining, with an area of lawn to one side. The rear garden is South facing and very private.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services connected including gas fired central heating

**Local Authority:** West Berkshire Council - 01635 551111

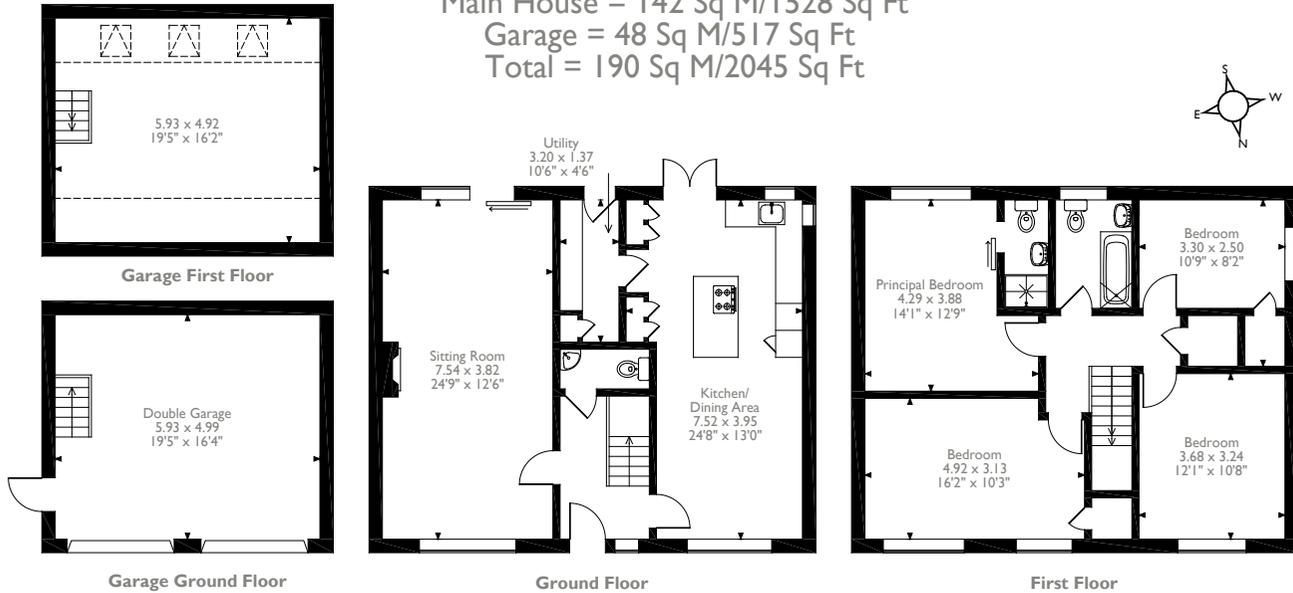
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG14 6RA



New House, Essex Street, Newbury  
 Approximate Gross Internal Area  
 Main House = 142 Sq M/1528 Sq Ft  
 Garage = 48 Sq M/517 Sq Ft  
 Total = 190 Sq M/2045 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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