



**11 EQUINE WAY**  
Guide Price £415,000

**Carter Jonas**



## 11 EQUINE WAY NEWBURY RG14 7XB

- Newbury and Newbury station 1.5 miles
- M4 (J13) 5 miles

Entrance hall · living room with attractive bay window · beautiful fitted kitchen/breakfast room · conservatory · 3 bedrooms · family bathroom · double-glazing · gas central heating · garage and driveway · generous fully enclosed rear garden · well located on this modern residential development · Energy Rating C

### SITUATION

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).

### DESCRIPTION

11 Equine Way is beautifully presented property that offers bright and spacious accommodation. The current owner has made significant improvements since owning the property which included replastering throughout, laying of solid oak floors, a new bathroom and extending the kitchen into some of the garage to create an impressive kitchen/breakfast room with a range of eye and base level units with quartz tops and integral appliances. There is a generous living room leading to the kitchen/breakfast room which provides access into the conservatory and rear garden. Upstairs the feeling of light and space continues, the design of the house is such that the first floor accommodation continues over the garage giving 3 bedrooms and a family bathroom.

**A BEAUTIFULLY PRESENTED HOUSE OFFERING SPACIOUS ACCOMMODATION, GENEROUS PRIVATE GARDEN AND GARAGE WITH DRIVEWAY. THE HOUSE BENEFITS FROM AN ATTRACTIVE OUTLOOK AND IS SOUTH OF NEWBURY TOWN CENTRE.**



## OUTSIDE

To the front there is an area of lawned front garden and a driveway providing parking with access to the part converted garage with electric roller door. The landscaped rear garden offers a generous patio area leading to an area of lawn flanked with shrub borders. In the righthand corner there is also another patio seating area facing west to enjoy the late afternoon/evening sun.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas central heating.

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

**Council Tax:** Band D

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

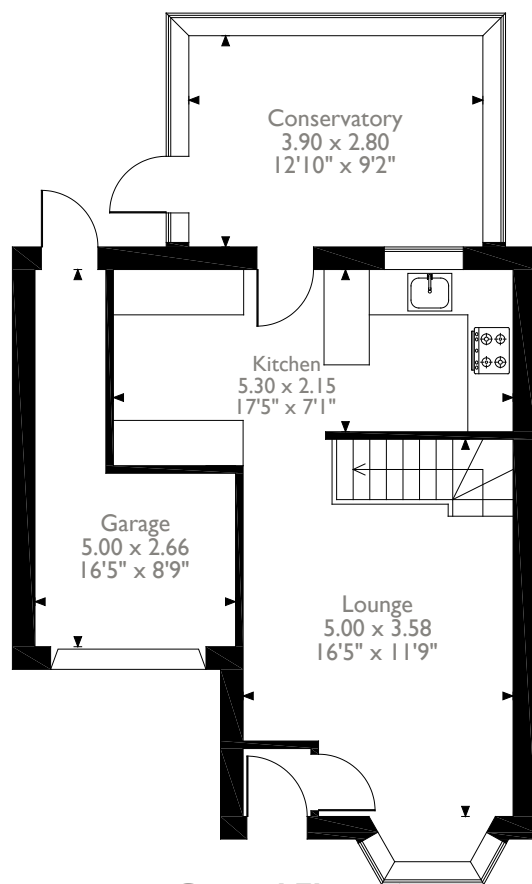
**Directions:** Please use post code

From the centre of Newbury proceed on the A339 with Sainsbury's on your left hand side, continue straight across at the roundabout and up the hill to the next roundabout, turn left signposted to the Retail Park, proceed straight across at the roundabout and continue over a second roundabout, turn left into Equine Way and number 11 can be found on the left hand side.

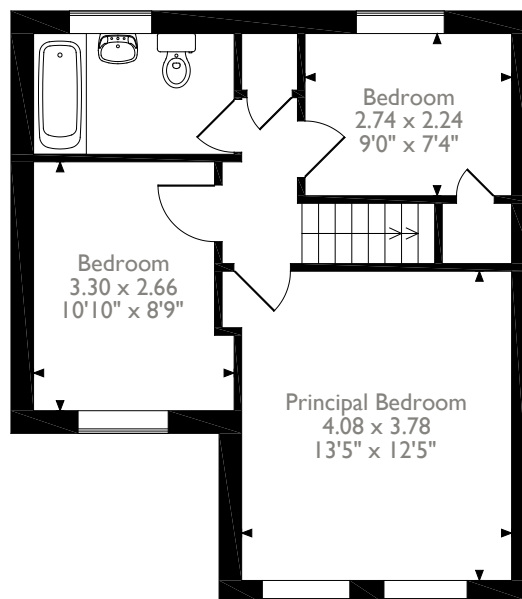




11 Equine Way, Newbury  
 Approximate Gross Internal Area  
 Main House = 83 Sq M/894 Sq Ft  
 Garage = 9 Sq M/97 Sq Ft  
 Total = 92 Sq M/991 Sq Ft



**Ground Floor**



**First Floor**

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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