



STARWATER

Guide Price £550,000

Carter Jonas

STARWATER ENBORNE ROW WASH WATER RG20 0LY

- Newbury town and mainline station 3.5 miles
- M4 (J13) 8 miles
- A34 1 mile

Porch · entrance hall · lounge · dining room · garden room/
conservatory · kitchen · principal bedroom · 2 further
bedrooms · family bathroom · off street parking · large
store/bar · substantial garden leading down to the River
Enborne · Energy Rating E

SITUATION

Starwater is situated in Enborne Row on the southern outskirts of the town and is perfectly placed for easy access to a variety of both local and independent schools together with easy access to the town centre and the A34 is only minutes away providing road links to the M4 motorway. This makes it an ideal location for buyers looking for the convenience of the town centre but very close to the attractive open countryside together with excellent road and rail links providing good commuting to other local business centres and central London. Newbury town offers a good selection of shops and department stores, including the Parkway retail development and John Lewis, with a supermarket and retail park to the south of the town. 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.

A BEAUTIFULLY REFURBISHED AND IMPROVED SEMI-DETACHED PERIOD COTTAGE WITH A SOUTH FACING PLOT OF OVER A ¼ OF AN ACRE LEADING DOWN TO THE RIVER ENBORNE.



DESCRIPTION

Starwater is a semi-detached, Victorian house that has been through a major transformation to create a beautifully presented, bright and spacious property. The accommodation briefly comprises and newly fitted kitchen, fantastic lounge with central chimney breast and woodburning stove and arch to one side through to the dining room. From this room there is a useful garden room/conservatory which has views down the garden and double doors onto a patio area. Upstairs there is a principal bedroom with built in wardrobes, 2 further bedrooms and a family bathroom.

OUTSIDE

To the front of the property there is an electric 5 bar gate leading to a driveway with parking for several cars and access to the garden. The private south facing garden is a particular feature of the property with an abundance of spring and wild flowers, a variety of shrubs and all leading down to the River Enborne. There is a patio adjacent to the rear of the house offering lovely views down the garden, while near the river there is a large outbuilding with store and bar, perfect for outdoor entertaining.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, electric boiler

Local Authority: West Berkshire Council - 01635 551111

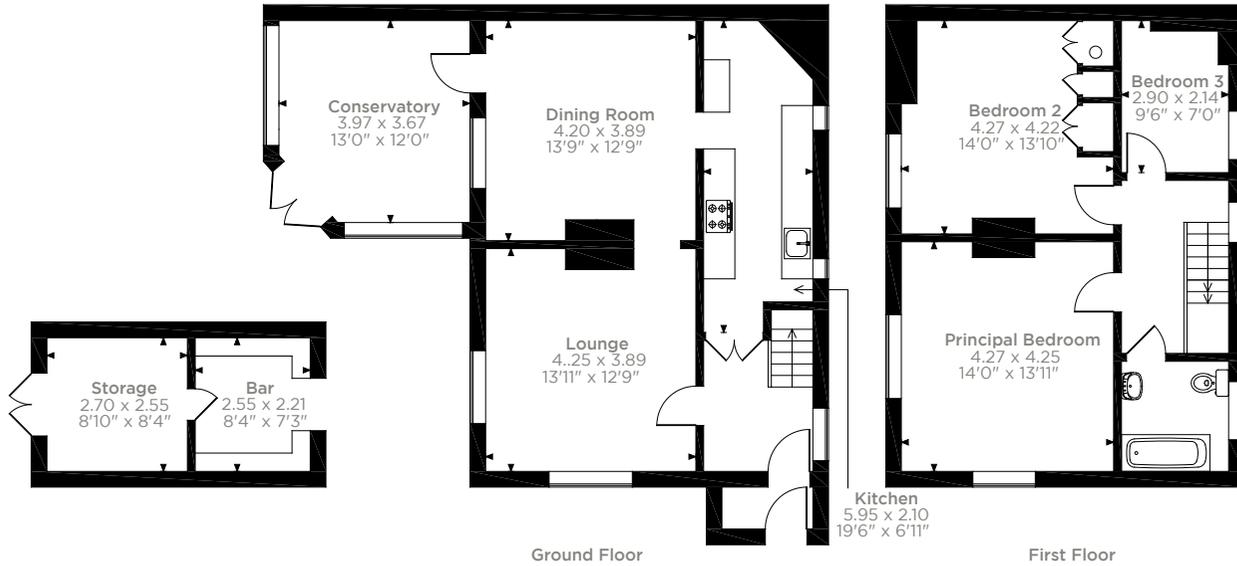
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 0LY



Starwater, Enborne Row, Wash Water, Newbury
 Approximate Gross Internal Area
 Main House = 125 Sq M/1345 Sq Ft
 Outbuilding = 13 Sq M/140 Sq Ft
 Total = 138 Sq M/1485 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		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Newbury 01635 263000
 newbury@carterjonas.co.uk
 51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
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