



**131 ANDOVER ROAD**

Guide Price £1,200,000

**Carter Jonas**

## 131 ANDOVER ROAD NEWBURY RG14 6JJ

- Newbury station within easy reach - mainline to Paddington  
- M4 (J13) and A34 5 miles

Impressive entrance hall · 3 reception rooms · conservatory · kitchen linked to dining room · principal bedroom with ensuite · guest second bedroom · 3 further bedrooms including second floor loft room · family bathroom · useful workshop · well set back in a generous plot with mature gardens · extensive parking · potential space for additional garaging · Energy Rating E

### SITUATION

131 Andover Road is situated in a very popular residential area on the south side of the town. This has always been a sought after location for families, due to the proximity of good local schools. The property is in the catchment area for Falkland Primary School, considered to be the most highly respected school in Newbury. It is also with the catchment for St Barts secondary school. From the house it is a short drive to a range of local amenities and the extensive facilities offered by Newbury town are easily accessible. The property is extremely well situated, with convenient links to the A34 and M4 and south to the M3. Newbury town offers a good selection of shops and supermarkets. There is a wide range of restaurants, cafes and bars with leisure facilities including Newbury Racecourse, the attractive Kennet & Avon Canal, Vue Cinema, Corn Exchange and Watermill Theatre. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays.

### DESCRIPTION

Hidden from the road behind high hedging, gardens and an area for parking give access to the house with an arched porchway entrance to the side leading to a welcoming entrance hall from which all principal accommodation is accessed.

**AN ATTRACTIVE DETACHED FAMILY HOUSE BUILT IN 1911 OFFERING PLENTY OF CHARACTER LOCATED TO THE SOUTH OF TOWN AND WITHIN FAVOURED SCHOOL CATCHMENTS. OFFERING EXCELLENT ACCOMMODATION WITH 5 BEDROOMS, INCLUDING AN ENSUITE, 3 RECEPTION ROOMS, CONSERVATORY, LARGE WORKSHOP AND IS SET BACK FROM THE ROAD IN A GENEROUS PLOT WITH PRIVATE GARDENS.**



To the left side there's a sitting room with open fireplace and to the right a generous family room with a woodburning stove, both rooms with attractive bay windows, lovely parquet wood floors and noticeably high ceilings. The family room gives access via double doors to a conservatory which gives access to the garden, and to the kitchen with extensive units and space for breakfast with a useful walk through to the dining room and pantry. From the kitchen there is an access to a WC and out to the gardens. Upstairs the feeling of light and character continues with an open landing with interesting panelled ceiling and attractive wood work, there is access to 4 double bedrooms including a principal ensuite and second bedroom with washing facilities. There is also a family bathroom and separate WC. A second turned staircase leads to the 5th attic bedroom.

#### **OUTSIDE**

Set back from the Andover Road the gardens are a particular feature of the property, well screened from the front they open to well arranged sections of parking, shrubs and front lawn. There is wide access to each side and to the left side a useful workshop building. The rear gardens open with a gravelled patio area enjoying a south easterly aspect and beyond to lawn and a good selection of shrubs and small trees. The garden offers good privacy with well kept high hedge boundaries.

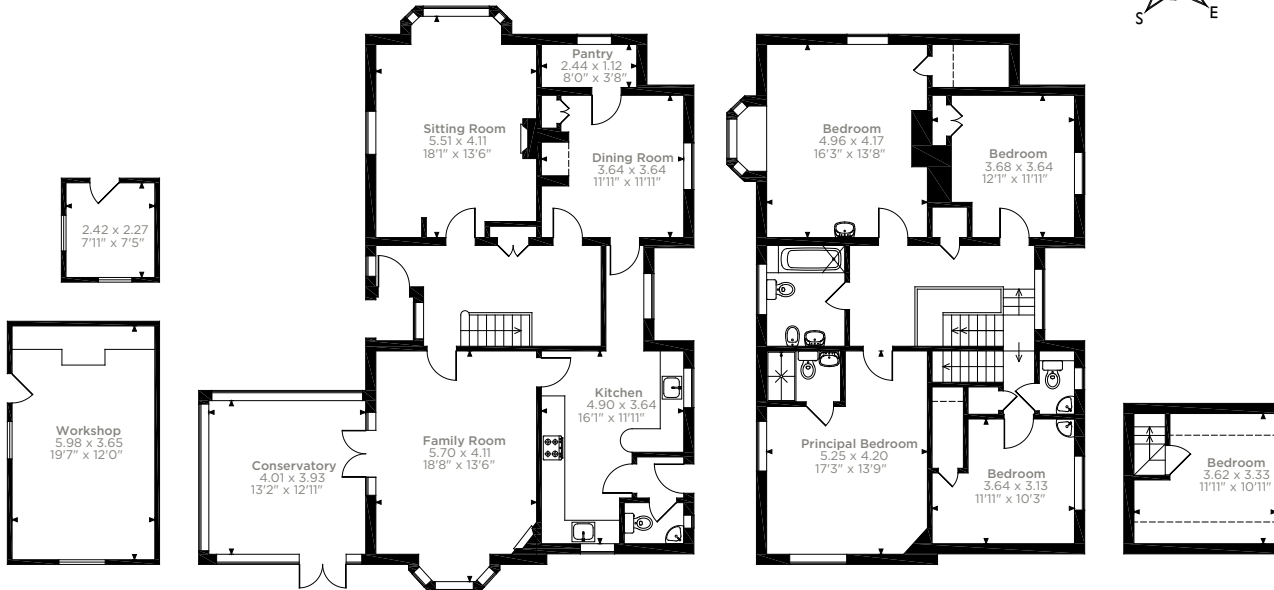
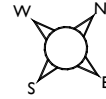
**Tenure:** Freehold

**Services:** All mains services connected

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



131, Andover Road, Newbury  
 Approximate Gross Internal Area  
 Main House = 220 Sq M/2368 Sq Ft  
 Outbuildings = 27 Sq M/291 Sq Ft  
 Total = 247 Sq M/2659 Sq Ft



Outbuilding

Ground Floor

First Floor

Second 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             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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