



Newtown Common, Newbury, Berkshire, RG20 9AP

Guide price: £825,000

Five double bedrooms | Three reception rooms | Extensive landscaped gardens | Garage | Driveway | Secluded location

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A spacious and beautifully presented five bedroom family home set over three floors and situated in a secluded and peaceful location on the edge of Newtown Common. With three separate reception areas providing ample living space, this house is perfect for both busy family life and entertaining.

The property is approached down a few steps through a pretty, planted front garden. A driveway and garage are available to the front of the house.

A light and airy entrance hall greets you as you enter the front door. Off the hallway, the living room is well lit and very inviting, with a beautiful log burning stove adding plenty of character. Double glass doors lead out to a charming conservatory, with fantastic views over the stunning garden. A cellar area below the conservatory provides excellent storage.



The kitchen/breakfast room is bright and spacious, with a well thought out open plan layout which includes a large dining area or second sitting room. The contemporary kitchen includes a breakfast bar/island unit, range cooker and wine cooler fridge, with space for an American style fridge/freezer. The garage can be accessed from the kitchen, and also leads through into a handy utility room/WC.

On the first floor are four generously proportioned double bedrooms, the master benefitting from an ensuite bathroom and walk in wardrobe, as well as glass double doors and a Juliette balcony overlooking the beautiful garden. Bedroom two also has an en suite shower room, whilst a well appointed family bathroom services the remaining bedrooms.

A lovely wooden staircase leads up to the top floor, where a tastefully converted attic bedroom is located, with large velux windows providing plenty of natural light.

The back garden is truly special. Beautifully landscaped, it is laid out on several different levels with a wonderful, elevated brick terrace giving stunning views over the garden to the countryside beyond. The rest of the garden is mainly laid to lawn, with several charming seating areas dotted around several well planted areas with mature shrubs and trees. A timber shed and a wood store provide plentiful storage.



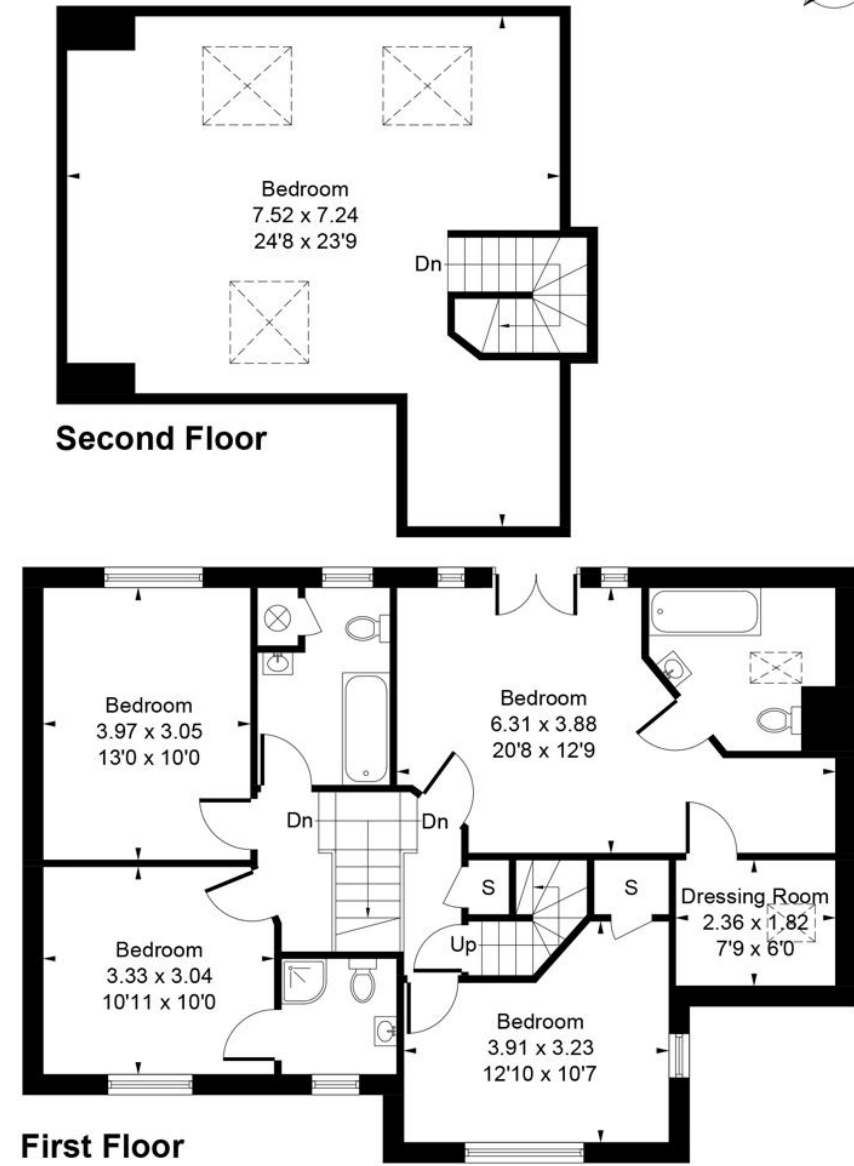
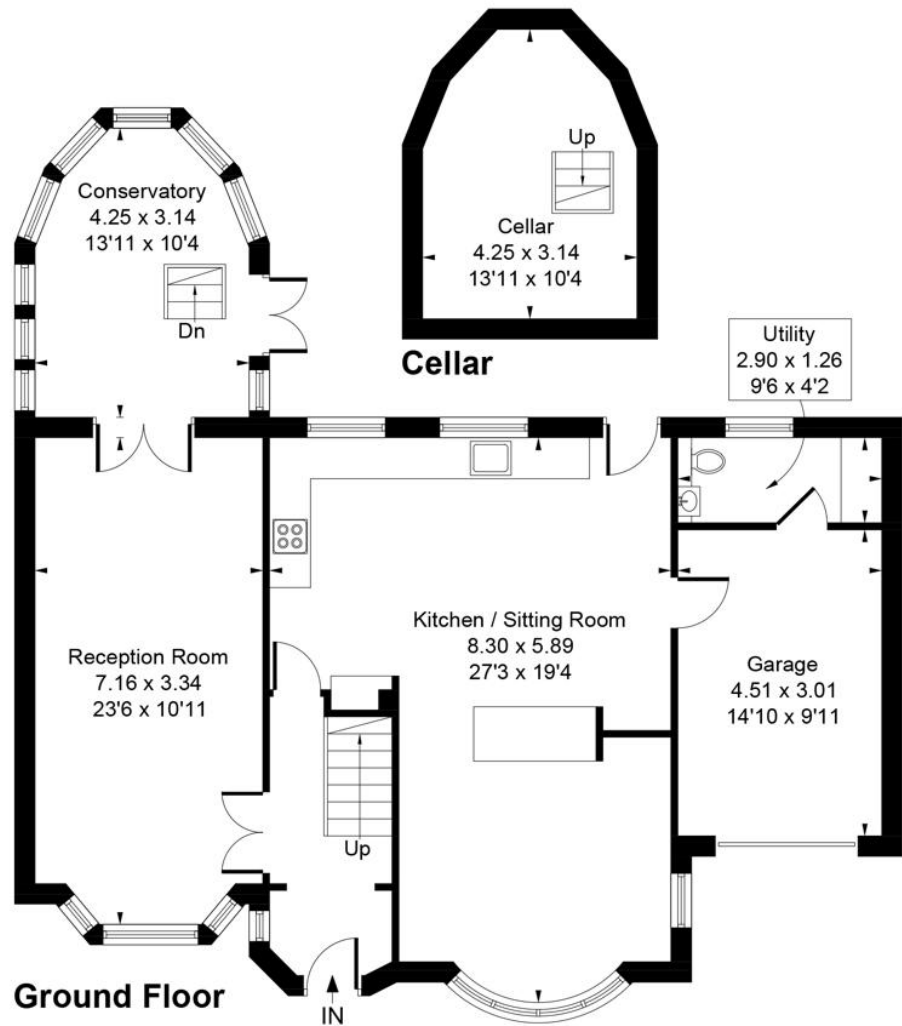
Newtown is a popular rural spot located just three miles from the abundant amenities of Newbury Town Centre. The house is within short walking distance of Newtown Common, a Site of Importance for Nature Conservation which provides plentiful walking routes through scenic heathland and woodland. A local pub is also within walking distance.

Nearby Newbury town provides a wide variety of shopping, dining and recreational opportunities, as well as the renowned Newbury Racecourse. The area is well served by many good state and independent schools including St Bartholomew's, Horris Hill, Downe House, Thorngrove, Cheam and St Gabriel's.

The property is well placed for commuters, with trains from Newbury to Paddington in around 50 minutes. The A34 provides fast access north and south to the M4, A303 and M3.



Approximate Gross Internal Area = 240.87 sq m / 2593 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.