

**18 AMBERLEY CLOSE
NEWBURY**



Russell Marshall
Estate Agents

18 Amberley Close

Newbury, Berkshire, RG14 1PZ

Guide Price £450,000

Approximately 1.6 Miles to Newbury
Railway Station

Approximately 3.5 Miles to M4 J13

Approximately 1 Hour to London
Paddington

- Freehold
- Semi Detached House
- Corner Plot
- Entrance Hall
- Living Room
- Dining Room
- Family Room
- Superb Kitchen
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Driveway
- Lovely Corner Plot Garden
- Quiet Cul-De-Sac Location



Situation

Newbury is a pretty market town well renowned for its racecourse, situated on the banks of the River Kennet. The Kennet and Avon canal runs through the town. The town centre itself has a range of national and independent retailers, supermarkets, restaurants, a weekly market and the Corn Exchange, which has regular plays and concerts. Both the town centre and surrounding countryside offer a wide range of leisure and sporting facilities, such as the Watermill Theatre and a choice of three golf courses within very close proximity. There are also well know Michelin star restaurants nearby such as The Woodspeen and the well renowned Vineyard at Stockcross. Newbury is superbly situated approximately an hour by road from London and Bristol on junction 13 of the M4. Approximately 45 minutes from both Oxford and Southampton on the A34. Newbury also has a mainline railway station with fast trains to London (Paddington) in approximately 40 minutes.



The Property

A beautifully presented semi-detached house occupying an excellent corner plot within this sought after cul-de-sac.

The property has been upgraded by the current longstanding owners and offers very comfortable living accommodation over two floors.

Visitors are greeted in a spacious hallway which in turn leads to the family room and superbly appointed Kitchen. There is also a separate Dining room and a double aspect Living room with an open fireplace.

Upstairs, four generously proportioned Bedrooms are served by a luxurious En-suite shower room and an equally impressive main Bathroom.

Subtle décor tones give this bright and airy home a contemporary feel with gas central heating and double glazing being the finishing touch.



Outside

Front

At the front there is a two car driveway leading to the single garage and a low maintenance garden area with raised flower border.

Rear

The lovely corner plot rear garden is the jewel in the crown of this house and extends to the rear and the side of the house offering a good degree of seclusion. The garden includes a wide paved sun terrace, raised timber decking and neatly tended lawns flanked by well stocked borders.





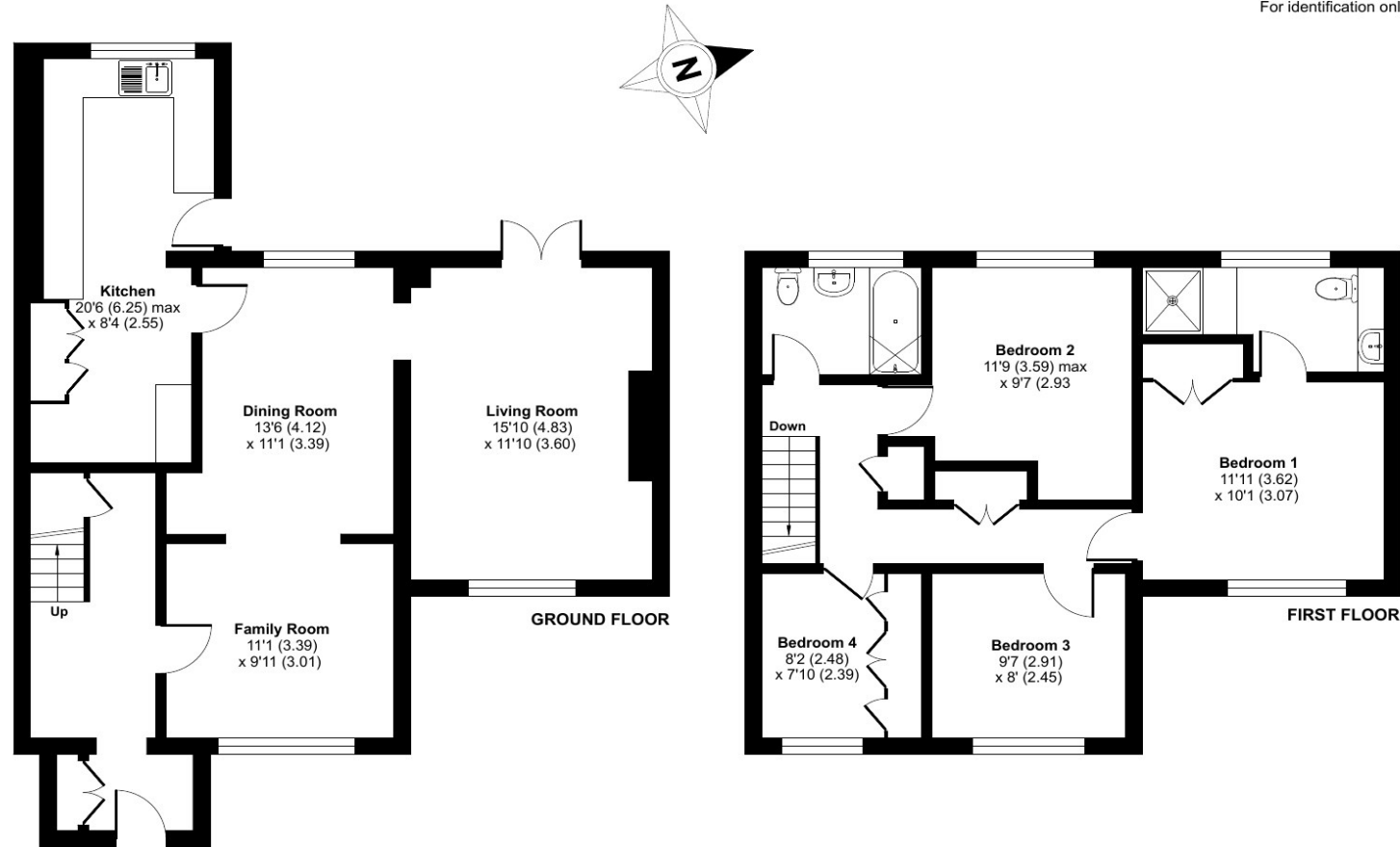


Amberley Close, Newbury, RG14

Approximate Area = 1374 sq ft / 127.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Russell Marshall Estate Agents. REF: 1111121



Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: E

What 3 Words Location: ///dices.poppy.cube



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