CATHERINES WELL

Guide Price £1,125,000

Carter Jonas

CATHERINES WELL
FAIRVIEW
ANDOVER ROAD
NEWBURY
RG14 6JS

– Newbury town and station within easy reach – mainline to Paddington
– M4 (J13) and A34 5 miles
– Catchment for favoured schools

Entrance hall · 3 reception rooms · modern kitchen/breakfast room · utility room and pantry/store room · cloakroom · principal bedroom with ensuite · guest second bedroom with ensuite · 3 further bedrooms and useful landing office area · family bathroom · useful workshop · a wonderful location at the end of this leafy lane · large private gardens · extensive parking and car port · Energy Rating D

AN ATTRACTIVE AND SPACIOUS FAMILY HOUSE OFFERING PLENTY OF CHARACTER LOCATED TO THE SOUTH OF TOWN AND WITHIN CATCHMENT OF FAVOURED SCHOOLS. OFFERING EXCELLENT ACCOMMODATION WITH 5 BEDROOMS, INCLUDING 2 WITH ENSUITE, 3 RECEPTION ROOMS, A STUNNING KITCHEN/BREAKFAST ROOM WITH A LOVELY QUIET LOCATION AND IMPRESSIVE PRIVATE GARDENS.

SITUATION

Catherines Well offers a fantastic private location at the end of Fairview, a leafy lane off the Andover Road, south of Newbury. This has always been a sought after location for families, due to the proximity of good local schools and easy access to the town centre. From the house it is a short distance 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

Beautifully hidden away at the end of this private lane, the front door opens to an entrance hall and into a generous family room with double doors onto the garden and

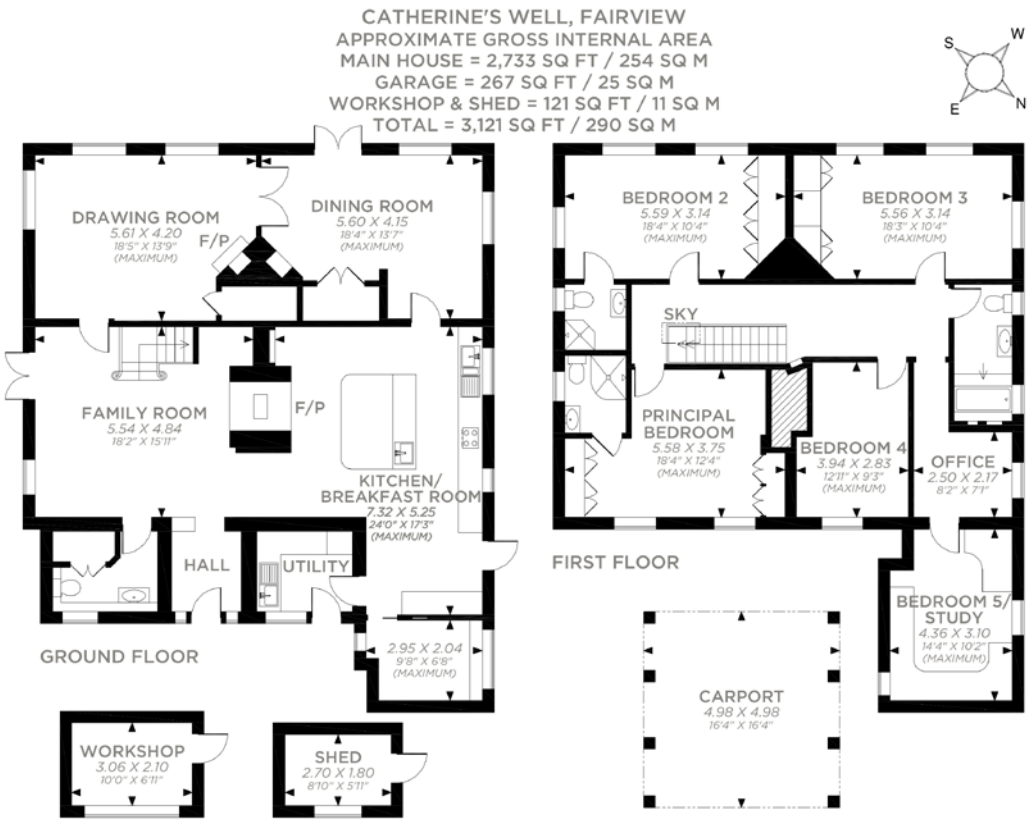
attractive turned staircase, cloakroom and impressive central fireplace with wood burner. This opens to a quality modern kitchen/breakfast room with centre island bar with sink and drinks fridge. From here there is access to a useful utility room and additional pantry/storeroom. The feeling of quality, light and space continues upstairs with a long landing opening to a useful office area. There is an impressive principal bedroom with extensive wardrobes and modern ensuite, a second guest ensuite bedroom and 3 further comfortable bedrooms. The accommodation is completed by a large, luxurious family bathroom.

OUTSIDE

A particular feature of the property are the lovely private gardens. The house is accessed down at the end of this well-maintained private lane, gates open to a generous gravel drive with parking and access to a double car port. Beyond there is a very pretty section of level lawns enclosed by trees and a wooded area, nearer the house a quality deck with large sitting and dining area and pizza oven extends around to the side and rear, a wonderful area for relaxing and alfresco living. There is further space at the rear of the house with additional seating area and gravelled section with glass house and shed.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: All mains services connected
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band F



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The position & size of doors, windows, appliances and other features are approximate only.

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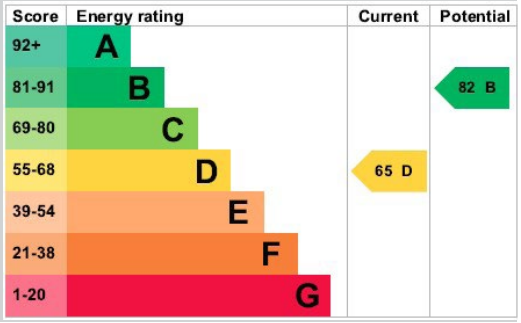

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