



**68 PEAR TREE LANE**  
Guide Price £400,000

**Carter Jonas**



## 68 PEAR TREE LANE NEWBURY RG14 2LY

- Newbury 1.4 miles
- Newbury Station 1.7 miles
- M4 (J13) 4.6 miles

Lobby · open plan living/dining room with wood burner · sunroom with solid roof · fitted kitchen · principal bedroom · further bedroom · bathroom · double-glazing · driveway · off street parking · private approximate 75ft garden · Energy Rating D

### SITUATION

Newbury town offers a good selection of shops and supermarkets. 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. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

68 Pear Tree Lane is a delightful semi-detached period cottage believed to have been built in the 1930's. The accommodation is bright and spacious and there is scope to further extend to the rear subject to the relevant permissions. The property is entered via a useful front porch which in turn leads through to a further door to hallway with stairs to first floor and door into the bay fronted open plan living room/dining room. In this area there is a woodburning stove and opening into the sunroom which has double doors to the rear garden. Off the dining area is the kitchen which is dual aspect allowing plenty of light and is fitted with a range of eye and base level units with wooden worktops. There is also a door to the side of the house.

**A BEAUTIFULLY PRESENTED BAY FRONTED SEMI-DETACHED COTTAGE LOCATED OFF A SMALL TRACK YET WITHIN STRIKING DISTANCE OF NEWBURY TOWN CENTRE. FURTHER BENEFITS INCLUDE ELEVATED VIEWS OVERLOOKING TREES/WOODLAND TO THE FRONT AND BACK, POTENTIAL TO EXTEND, OFF STREET PARKING AND GOOD SIZED PRIVATE REAR GARDEN.**



On the first floor the larger of the two bedrooms is at the front of the property with built-in wardrobe and bay window. The second bedroom and bathroom are at the rear of the house. A window on the landing floods the stairs with light.

### OUTSIDE

To the front of the property there is off street parking for 2 cars and side access to the rear. The rear garden is approximately 75ft in depth and laid mainly to grass. Immediately outside the rear of the property is a gravelled area ideal for table and chairs. There is a shed (in need of repair/replacement) at the end of the garden. The garden is fully enclosed with a gate providing access to the front.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas fired central heating

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

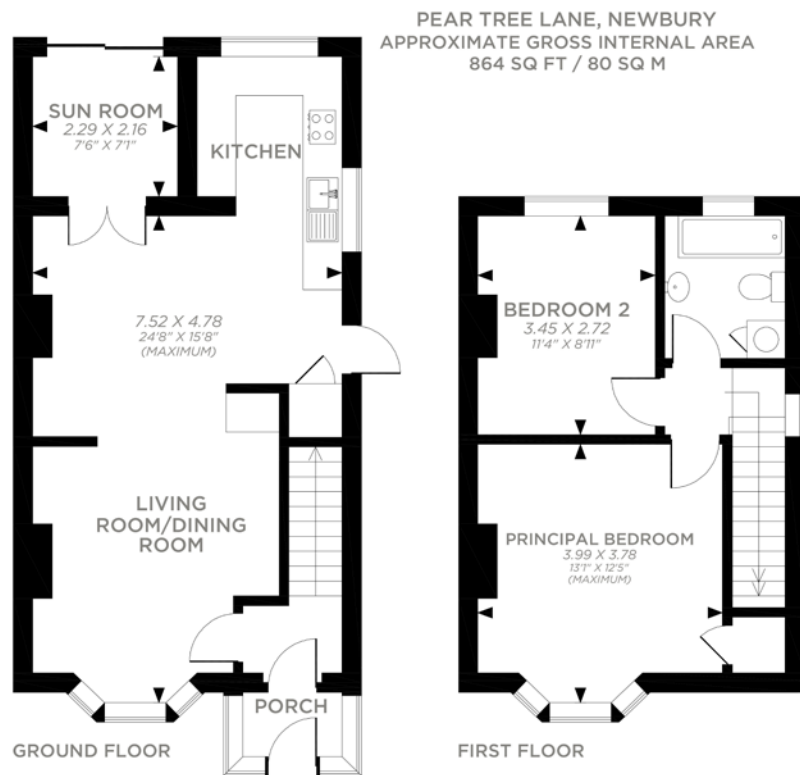
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 2LY







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The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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