



19 BATTERY END,
Newbury, RG14 6NX

Carter Jonas

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– Newbury town and Mainline station 2 miles

– M4 (J13) and A34 within easy reach

– St Barts catchment.

Spacious entrance hall · 4 reception areas · Stunning open-plan kitchen/dining room with full-width bi-fold doors to the garden · Utility and cloakroom · First floor with 4 bedrooms and family bathroom with hydrotherapy bath · Second-floor principal suite with en-suite spa steam room · Flexible accommodation with up to 5 bedrooms · Cinema area and integrated music system · Large level gardens with patio, lawns, walled kitchen garden, allotment and solar panels · Bike store · Ample private parking · EPC Rating B

SITUATION

Battery End is ideally located beside Wash Common playing fields and is just a short walk from the local amenities of Wash Common and a short drive away from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. It also falls within the catchment area of the highly regarded Falkland and Park House schools. 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.

AN EXCEPTIONAL EXTENDED FAMILY HOME WITH ACCOMMODATION OF 2,445 SQ FT. LOCATED WITHIN A DESIRABLE SOUTH NEWBURY CUL-DE-SAC, WITH A STUNNING OPEN-PLAN KITCHEN/DINING ROOM, FLEXIBLE ACCOMMODATION OF UP TO 5 BEDROOMS, GENEROUS GARDENS AND PRIVATE PARKING.





DESCRIPTION

A beautifully presented and significantly extended family home situated in a highly sought-after residential road on the south side of Newbury. The property has been thoughtfully improved by the current owners to create a superb home for modern family living. A spacious entrance hall leads to two reception rooms before opening into the heart of the house – a stunning kitchen/dining room with full-width bi-fold doors opening onto the rear patio and extensive gardens. A utility room and cloakroom complete the ground floor.

The first floor offers three bedrooms and a stylish family bathroom, while the second floor is dedicated to the impressive principal suite with en-suite facilities. A particular feature of the property is the striking two-storey contemporary extension, accessed via a second staircase, providing a substantial additional room currently used as a gym but equally suited as a fifth bedroom, home office or guest accommodation.

OUTSIDE

Externally there is a stunning, enclosed landscaped rear garden which is mainly laid to lawn with mature hedge borders, patio seating area, shed/storage outbuilding, and characterful stoned wall with door leading through to vegetable patch and solar panels. To the front of the property is off road parking via driveway.

ADDITIONAL INFORMATION

Tenure: Freehold

Services:

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 6NX



19, Battery End, Newbury
 Approximate Gross Internal Area
 Main House = 227 Sq M/2445 Sq Ft
 Outbuilding = 23 Sq M/248 Sq Ft
 Total = 250 Sq M/2693 Sq Ft



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.



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Offices throughout the UK



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