

**Oaklands**
Guide Price £1,200,000

Carter Jonas

# Oaklands
# 52 Monks Lane
# Newbury
# RG14 7HE

**An excellent detached house offering high quality and extensive accommodation over 3 floors, located on a select private drive with gated entrance. The property is a short distance from Newbury town and offers 3 reception areas and 6 bedrooms, 3 with ensuite, double garage and plenty of parking and well tended private gardens.**

– Newbury town and mainline station 1 miles –
London Paddington in 1 hour
– M4 (J13) / A34 3 miles

Reception hall • cloakroom • sitting room • large study • impressive kitchen/dining room with patio doors to the garden • utility room with integral access to the garage • principal and guest bedroom suites both with ensuite shower rooms, the principal with dressing room • 2 further first floor double bedrooms • family bathroom • additional second floor with 2 further bedrooms, 1 with ensuite • double garage with electric doors • private and beautifully tended gardens • 2 driveways • Council Tax Band G • Energy Rating C



### Situation

Oaklands is located on a gated private drive off Monks Lane, along with 2 other similarly impressive detached houses giving a very private and secure position. 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

Built to a high standard and having been well maintained and improved by its original owners, the property offers modern and extensive accommodation. On the ground floor, the front door opens to the spacious hallway with stairs, cupboard and cloakroom, to the right there is a

comfortable sitting room with attractive bay window and fire place. To the left there is a large study/snug. A particular feature of the property is the luxurious Kitchen/diner across the back of the house, offering a modern, integrated kitchen and great open space for dining and relaxing, with doors out to the garden. A useful utility room links the house to the double garage. On the 1st floor there are 4 bedrooms, including a Principal suite with dressing room and impressive ensuite shower room and 2nd guest bedroom with ensuite. Also a modern family bathroom. To the 2nd floor there are 2 further bedrooms including another ensuite, both which could be great offices rooms for those working from home.

**Outside**

To the front electric gates give an impressive entrance off Monks Lane to the gravel drive, the property benefits from a driveway to the right side of the house and more extensive driveway to the left which leads to the double garage. To the rear, the garden has been extensively tended and hosts a lovely selection of plants, shrubs and small trees, all fully enclosed and enjoying a high degree of privacy. With extensive central lawn and large covered patio.

## Additional Information

**Tenure:** Freehold
**Services:** All mains services connected, underfloor heating to the ground floor
**Local Authority:** West Berkshire Council – 01635 551111

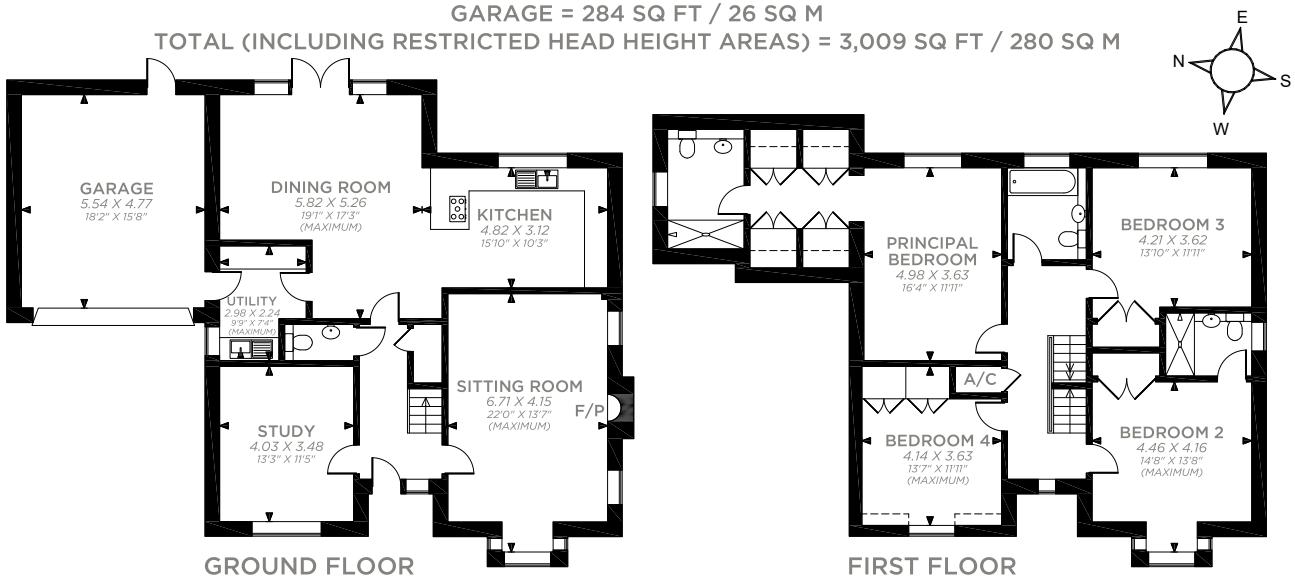


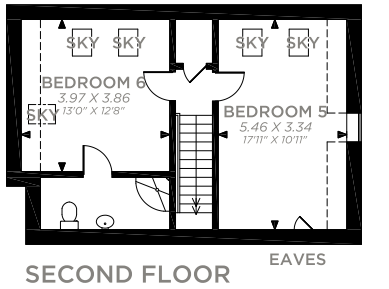






MONKS LANE, NEWBURY
APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 2,646 SQ FT / 246 SQ M
RESTRICTED HEAD HEIGHT AREAS (NOT INCLUDED IN MAIN HOUSE GIA) = 79 SQ FT / 7 SQ M
GARAGE = 284 SQ FT / 26 SQ M
TOTAL (INCLUDING RESTRICTED HEAD HEIGHT AREAS) = 3,009 SQ FT / 280 SQ M

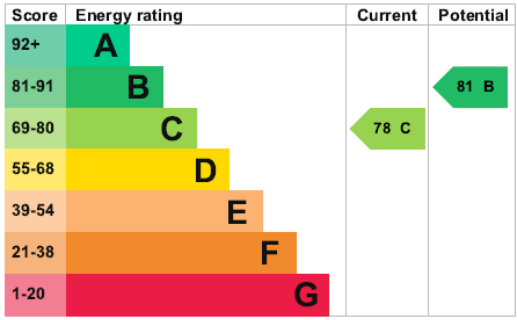



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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