



**APPLE COTTAGE**

Guide Price £1,265,000

**Carter Jonas**

## **APPLE COTTAGE 86 ANDOVER ROAD NEWBURY RG14 6JR**

- Newbury town and station within easy reach - mainline to Paddington
- M4 (J13) and A34 5 miles
- Shops and good schools nearby

Impressive entrance hall with glazed wall overlooking garden · cloakroom · sitting, drawing and study reception rooms · kitchen open to dining room · 5 bedrooms with principal bedroom with ensuite · guest ensuite bedroom · family bathroom · useful store and garage · well set back in a generous plot with mature gardens of 0.22 acres · extensive parking · Energy Rating D

### **SITUATION**

Apple Cottage is situated set back on the very popular Andover Road on the south side of the town. This has always been a sought after location for families, due to the proximity of good local schools. The property is in the catchment area for Falkland Primary School, considered to be the most highly respected school in Newbury. It is also with the catchment for St Barts secondary school. From the house it is a short drive 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**

Hidden from the road behind high hedging, gardens and an area for parking give access to the house with a

**AN ATTRACTIVE DETACHED FAMILY HOUSE LOCATED TO THE SOUTH OF TOWN AND WITHIN FAVOURED SCHOOL CATCHMENTS. OFFERING EXCELLENT ACCOMMODATION WITH UP TO 5 BEDROOMS, INCLUDING 2 WITH ENSUITE, 4 RECEPTION ROOMS, GARAGE AND STORE, SET BACK FROM THE ROAD IN A GENEROUS PLOT WITH PRIVATE WESTERLY FACING GARDENS. 0.22 ACRES.**



porchway entrance to impressive entrance hall with glass wall overlooking the garden To the left side there is a front to back sitting room with fireplace and attractive bay window. To the right there is a generous dining/ drawing room and guest bedroom with ensuite, before a long hallway gives access to store rooms, utility area and a large home office or fifth bedroom. There are lovely wood floors throughout. A particular feature of the house is the modern well equipped kitchen with extensive units and breakfast bar open plan to a large dining area with views and access over the gardens. Upstairs the feeling of light, space and quality continues with a gallery landing with access to a further 3 double bedrooms including a principal ensuite with glass apex and balcony and large bathroom with shower and separate bath.

### **OUTSIDE**

Set back from the Andover Road the gardens are level and well tended, well screened from the front they open to well arranged sections of parking, and front lawn. The rear gardens open with an extensive patio area enjoying a westerly aspect and beyond to large lawns and a good selection of bordering shrubs and trees with good privacy.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected

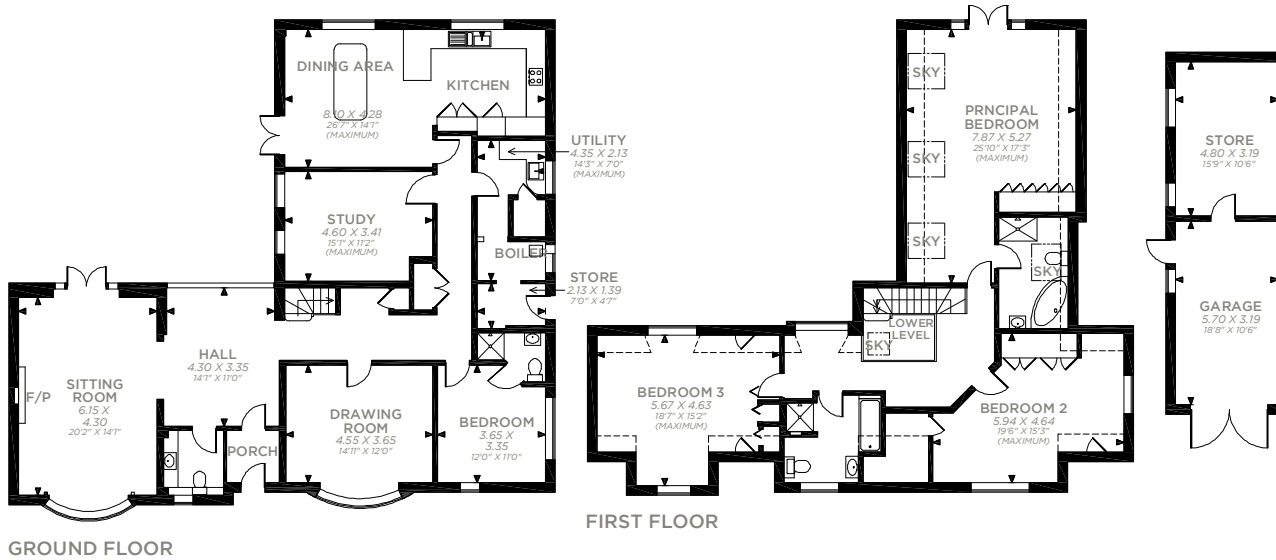
**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band F

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



ANDOVER ROAD, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 2,859 SQ FT / 266 SQ M  
 RESTRICTED HEAD HEIGHT = 202 SQ FT / 19 SQ M  
 GARAGE/STORE = 365 SQ FT / 34 SQ M  
 TOTAL (INCLUDING RESTRICTED HEAD HEIGHT AREAS) = 3,426 SQ FT / 318 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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