



**CATHERINES WELL**  
Guide Price £1,195,000

**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

### **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

**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.**



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

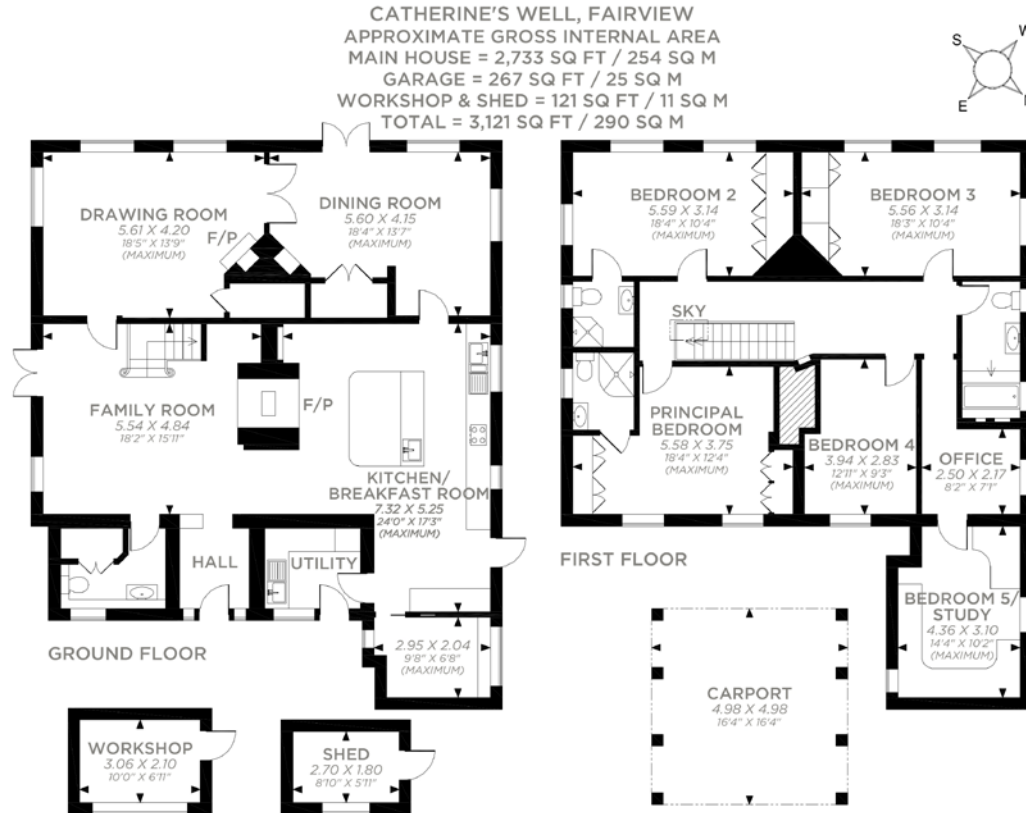
**Tenure:** Freehold

**Services:** All mains services connected

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

**Council Tax:** Band F





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697294/JPN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK



#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.