



## MILEGATE BARN

Guide Price £825,000



Carter Jonas

# **MILEGATE BARN 5 LOWER FARM COURT HAMBRIDGE LANE NEWBURY RG14 5TH**

- Newbury town and mainline station 1 mile  
- M4 (J13) 3 miles

Impressive hallway · cloakroom · large sitting room · separate dining room linked to the sitting room by double doors · kitchen/breakfast room · utility · principal suite with impressive ensuite shower · 3 additional bedrooms · modern family bathroom · double garage with integral access from the hallway · private parking · oil fired central heating · double-glazing · impressive private gardens · additional communal orchard and grounds · Energy Rating E

## **SITUATION**

Milegate Barn is situated in a lovely development of just six impressive family homes built by local builders, Rivar in 1993. Set in a location of which even locals are unaware of close to Newbury Racecourse, Greenham Common and lovely canal side and woodland walks. 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**

A long wide entrance hallway gives access to all principal accommodation, at one end of the property there is a spacious sitting room with a stunning brick fireplace and chimney with wood burning stove, this is a lovely room for

**A BEAUTIFULLY PRESENTED CHARACTERFUL 4 BEDROOM BARN CONVERSION WITH EXTREMELY GENEROUS ACCOMMODATION AND PRIVATE GARDENS. THE PROPERTY OFFERS 2 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, DOUBLE GARAGE AND A UNIQUE RURAL LOCATION WITHIN EASY REACH OF NEWBURY TOWN CENTRE.**



relaxing with exposed timbers and vaulted ceiling. Double doors from the sitting room give access to a separate dining room with patio doors to a private courtyard, a real treat for evening dining and entertaining. There is a good quality fitted kitchen with granite worktops and extensive wall and base units which opens to a useful breakfast room with patio doors and views over the garden, from here there is a useful utility area. Towards the other end of the property there is a fantastic principal suite with modern ensuite double shower, 3 further double bedrooms and a modern family bathroom with freestanding bath and high quality fittings. There is integral access from the hallway to a generous double garage with attractive wood double doors for access on to the drive.

#### OUTSIDE

The property is approached via a gravel drive, there is parking for 3 cars to the front of the property and a gated paved walkway leads to the front door and beyond to the rear garden. The rear garden is a particular feature of the property being fully enclosed and with plenty of space for family living. Aside from this there are additional communal areas including a fantastic orchard which is for private use by the residents.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, oil fired central heating, shared private drainage - monthly charge approx £25 per month. Plant is located in communal grounds.

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



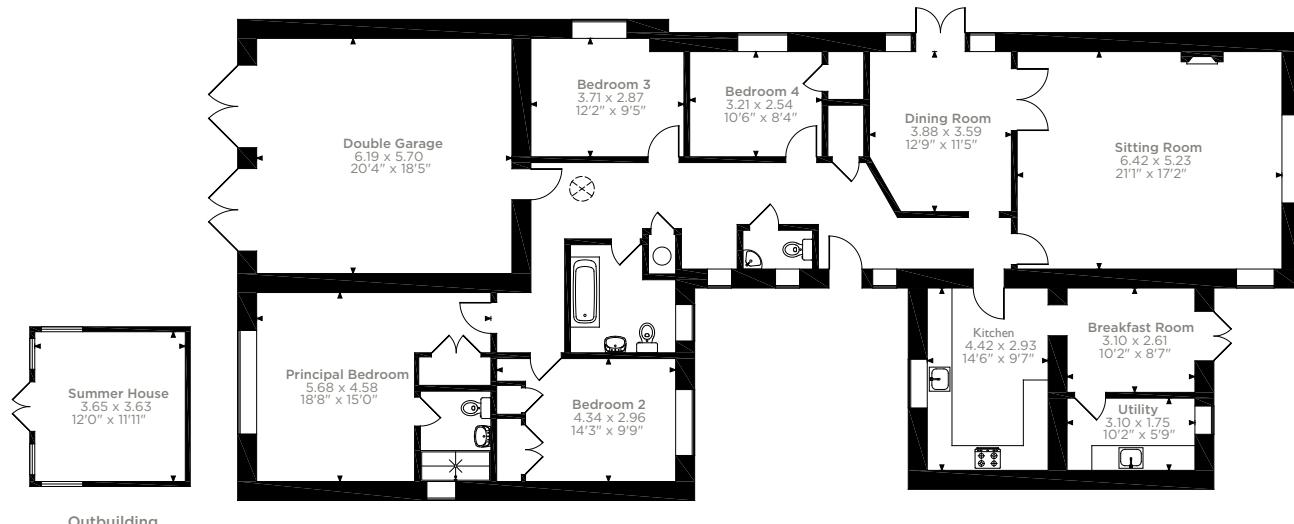
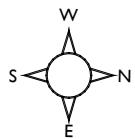
## 5 Lower Farm Court, Hambridge Lane, Newbury

Approximate Gross Internal Area

Main House = 218 Sq M/2347 Sq Ft

Outbuilding = 13 Sq M/140 Sq Ft

Total = 231 Sq M/2487 Sq Ft



Outbuilding

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.



**Newbury 01635 263000**

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

**carterjonas.co.uk**

Offices throughout the UK

A member of



### 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.

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