

5 THE FISHERY
Guide Price £550,000

Carter Jonas

5 The Fishery
Lambourn Road
Speen
Newbury
RG20 8AA

An immaculately presented and very interesting mews style property in a unique setting surrounded by a golf course and with gardens running down to the River Lambourn.

– Newbury town centre and mainline train station 2.1 miles
– Trains to London Paddington in less than an hour
– Situated on a golf course and close to the attractive countryside on the west of Newbury

Quiet courtyard setting • entrance hall • good sized kitchen/dining room with ample space for a table • separate utility room • large double aspect sitting room with fireplace with woodburning stove • cloakroom • two double bedrooms both with ensuites• outside storage room• private and guest parking • private south facing terrace • large well tendered communal gardens running down to the River Lambourn • Energy Rating C



Situation

5 The Fishery is a unique development of cottage style mews houses in a courtyard setting, in a very peaceful position surrounded by communal gardens running down through the River Lambourn. It is a gated scheme, so is very private and secluded yet within very easy access to Newbury town centre. 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

5 The Fishery is a charming and very individual property

that has been fully refurbished by the present vendor to a very high standard throughout with quality fixtures and fittings. The property is situated in a quiet courtyard and is ideal as a permanent home or for a buyer looking for a UK base that can be a 'lock up and leave " due to the gated community and the easy to manage garden. Another interesting feature is the location on the Donnington Grove golf course, which is a championship golf course and the owners of the property enjoy a discount on the membership and green fees. When entering the property there is a central hallway with stairs to the first floor, a cloakroom with cupboard housing the hot water cylinder, a large double aspect kitchen/dining room with a range of quality units with built-in appliances, an island, and a large dining area with ample space for a good size table. From this room there are French doors providing direct access to the private terrace, with the communal garden and River beyond. The opposite side of the hallway is the sitting room which is a large double room with lovely oak flooring throughout, a central brick fireplace, which is a feature of the room, is fitted with a woodburning stove. It is a light double aspect room with a window to the front overlooking the courtyard and again French doors to the rear allowing access to the terrace and garden. Upstairs there are two large double bedrooms, both with ensuites, one being a shower room and one being a bathroom. Both bedrooms have bespoke built-in wardrobes and drawers.

Outside

The Fishery is approached from a lane which terminates at electric gates beyond which is a large area of parking where there are allocated spaces for two vehicles but plenty of other space for visitors. The front door to the properties access through the large central courtyard, and no. 5 is considered to be one of the best locations within the development as it is very private at the rear, with its own terrace which is secluded, and with the communal garden with the River Lambourn beyond.

Additional Information

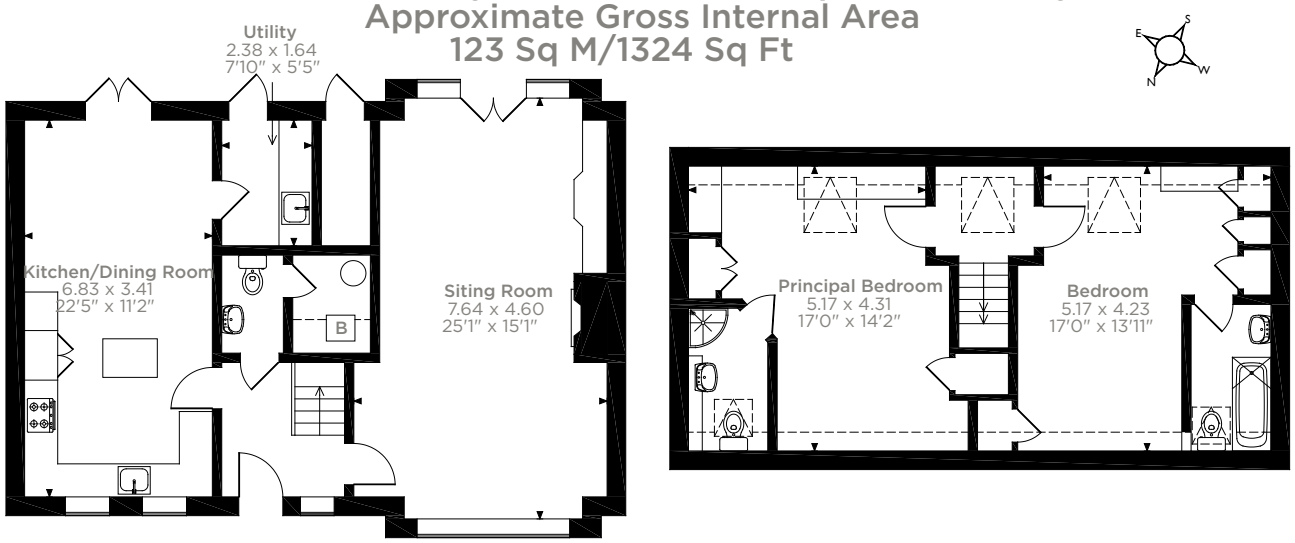
Tenure: Leasehold – 125 years from 1st June 2013. Ground Rent £200 per annum. Service Charge £165.92 per month







5 The Fishery, Lambourn Road, Speen, Newbury
Approximate Gross Internal Area
123 Sq M/1324 Sq Ft



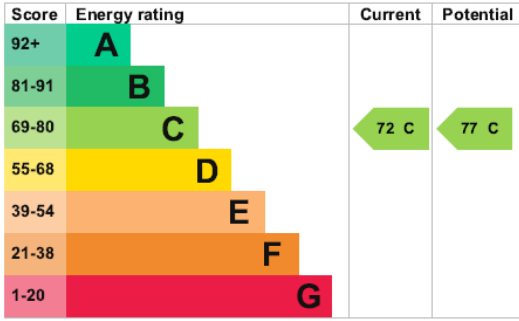
Ground Floor

First Floor

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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