



**FULWELL END**

Guide Price £1,250,000

**Carter Jonas**

## **FULWELL END GARDEN CLOSE LANE NEWBURY RG14 6PR**

- Newbury town centre and mainline train station 2 miles
- M4 (J13) 8 miles
- A34 less than 1 mile
- London Paddington from Newbury station in less than one hour

Entrance hall · cloakroom · drawing room · dining hall · sunroom · kitchen/breakfast room · utility room · two ground floor bedrooms both with built-in wardrobes · ground floor shower room · first floor landing · two first floor bedrooms · family bathroom · two extensive attic spaces · adjoining store/garage · additional large garage · sweeping in and out drive · lovely and established south facing garden in all 0.43 acres · Energy Rating D

### **SITUATION**

In Newbury, there are three roads considered to be the prime locations to live and Garden Close Lane is one of these locations. It is a very attractive leafy road with large and individual family houses, and Fulwell End is situated on the southern entrance which is also considered to be the best part of the road. The house is situated in the Wash Common area of Newbury which is a predominantly residential area and is always popular with families due to being in the catchment of the Falkland Primary School, which is the best primary school in the town, and also the house is within easy access to other highly respected schools, the town centre and good road and rail networks. 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.

**SITUATED IN ONE OF THE MOST SOUGHT-AFTER LOCATIONS ON THE SOUTH SIDE OF NEWBURY, A VERY INDIVIDUAL DETACHED FAMILY HOME WITH A LOVELY SOUTH FACING GARDEN AND A TOTAL PLOT MEASURING 0.43 ACRES.**



## DESCRIPTION

Fulwell End has been a lovely family home for many years and is a spacious house, of a chalet style, so that there are bedrooms on the ground floor and on the first floor. This means the ground floor rooms can be used as additional reception space if required, and upstairs there are also two very large loft areas which could easily be converted to create further accommodation if required. The house has been well maintained by the present vendor but there is scope for a buyer to re-arrange the accommodation, and make changes, that may suit modern-day living. One of the main features of the house is the very attractive aspect with the principal rooms overlooking the south facing garden.

## OUTSIDE

Outside the house is approached via an in and out gravel drive providing ample private parking and access to the very useful garages, which are extensive and provide excellent car storage and workshops. Also, this space could easily be combined into the accommodation of the dwelling if required. The plot, which is 0.43 acres, is predominantly south facing and has a very sunny and open aspect. Directly behind the house there is a terrace beyond which there is a well-established garden which is mainly grassed but contains a variety of trees shrubs and plants.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, gas fired central heating, private drainage

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

**Council Tax:** Band G

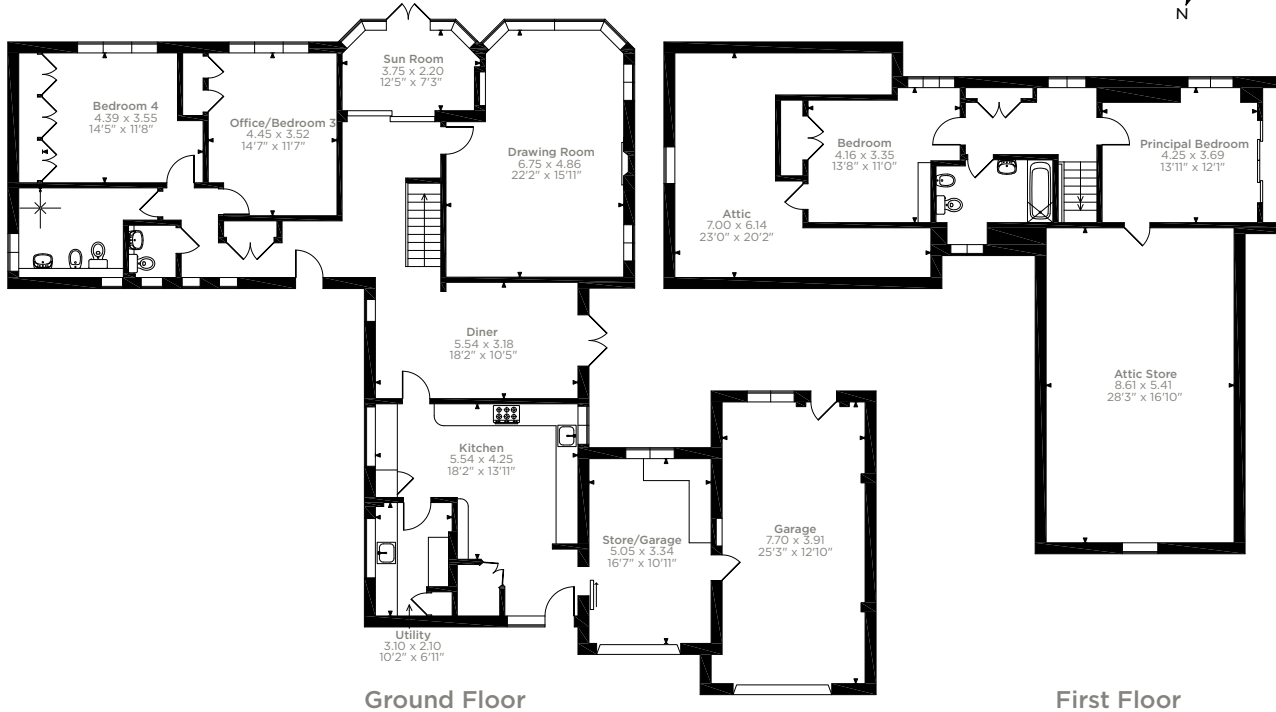
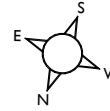
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 6PR



# Fulwell End, Garden Close Lane, Newbury

## Approximate Gross Internal Area 331 Sq M/3563 Sq Ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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