



28 SPRING GARDENS
Guide Price £1,100,000

Carter Jonas

28 SPRING GARDENS NEWBURY RG20 0PR

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

Porch · galleried entrance hall with turned staircase · kitchen/breakfast/family · living room with woodburning stove · large study · utility room · principal bedroom with ensuite bathroom · second bedroom with ensuite shower room · 3 further double bedrooms · family bathroom · double sized garage · drive · beautiful landscaped rear garden · very convenient location · Energy Rating C

SITUATION

Spring Gardens is a small development situated just on the southern edge of Newbury. From the property there is very easy access to the town centre and good local road networks via the close junction with the A34. Newbury Town offers a good selection of shops and department stores, with a supermarket and retail park to the south of the town. There are plentiful restaurants, cafés, public houses and leisure facilities, including the Newbury Racecourse for horse-racing, the attractive Kennet & Avon canal, Vue cinema, the 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

28 Spring Gardens is a beautiful, family home built by David Wilson Homes and is situated at the end of this quiet cul-de-sac. The house has been greatly enhanced and improved by the current owners to create a truly stunning family home. The accommodation is well designed and is arranged around an impressive central

A STUNNING DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR LOCATION JUST SOUTH OF NEWBURY WITHIN EASY REACH OF THE TOWN CENTRE AND A RANGE OF GOOD LOCAL SCHOOLS, INCLUDING THE CATCHMENT FOR ST. BARTHOLOMEWS.



entrance hall and upstairs, around a galleried landing. The property is in excellent decorative order and works well for a family with a very large 'live in' kitchen/breakfast/living room with underfloor heated natural stone floor and ample space for both kitchen, dining and sitting areas. The kitchen has a range of eye and base level units complemented with quartz worktops and an island unit with a Villeroy and Bosch butlers sink. From here there are bifold doors providing direct access to the rear garden. In addition on the ground floor there is a utility room and 2 further reception rooms with a large study and the lovely living room with woodburning stove and bifold doors to the garden. Upstairs there is a galleried landing providing access to all the bedrooms. The principal bedroom has the advantage of an ensuite bathroom with separate shower and there is a guest bedroom with built in wardrobes and ensuite shower room. There are 3 further good sized bedrooms, two of which have built in wardrobes. The family bathroom is fitted with both a bath and shower and completes the upstairs accommodation.

OUTSIDE

To the front of the property there is a driveway providing off road parking for several cars and access to the garage with an open plan area of lawn to one side. The double spaced garage has a single up and over garage door providing parking for one vehicle with a useful workshop/storage area to one side. Side access allows a pathway to the rear where the garden has been designed on three levels with an extensive porcelain patio on the lower level, with steps up to a higher lawned area incorporating a raised patio and firepit area. Further steps up lead to another level lawned area. The garden is beautifully landscaped and is private and fully enclosed.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected.

Local Authority: West Berkshire Council - 01635 551111

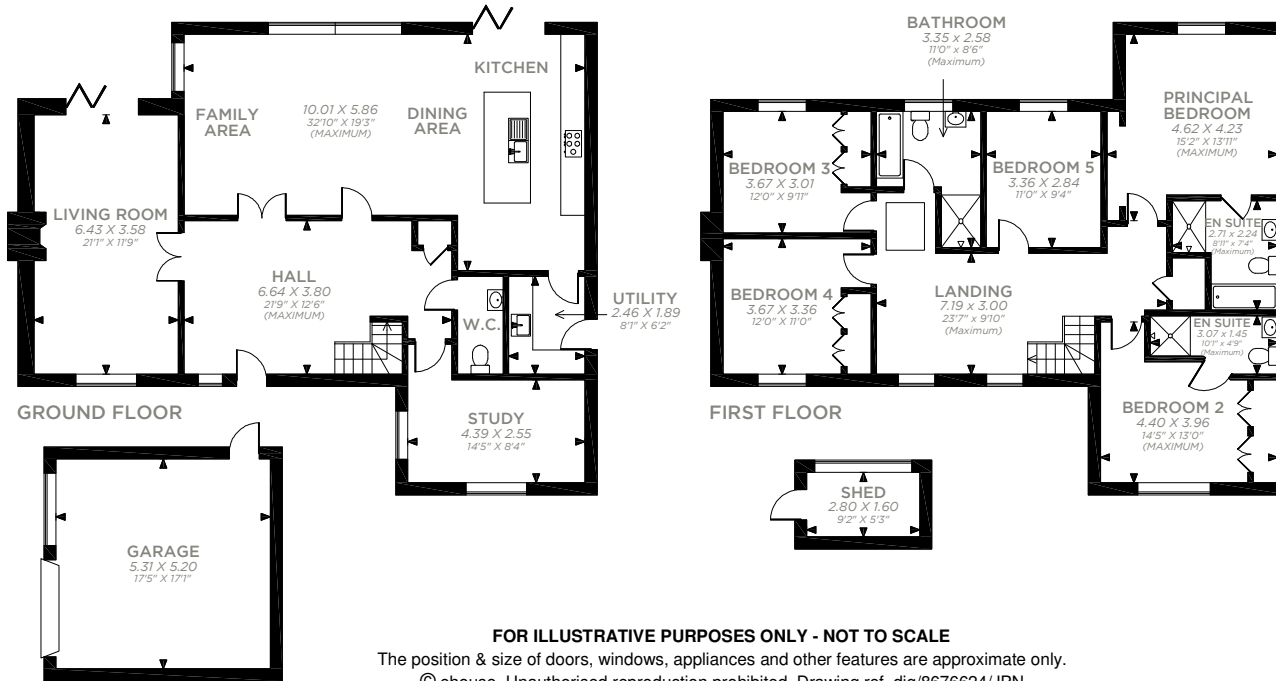
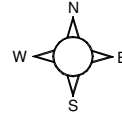
Council Tax: Band G

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

Directions: Please use postcode RG20 OPR.



SPRING GARDENS, NEWBURY
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 2,435 SQ FT / 226 SQ M
 GARAGE = 297 SQ FT / 28 SQ M
 SHED = 48 SQ FT / 4 SQ M
 TOTAL = 2,780 SQ FT / 258 SQ M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000
 newbury@carterjonas.co.uk
 51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
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