



EVERGREEN
£875,000

Carter Jonas

EVERGREEN GARDEN CLOSE LANE NEWBURY RG14 6PP

- Newbury town centre and mainline train station 2 miles
- A34 1.5 miles
- M4 junction 13 6.1 miles

Spacious sitting room · family sized kitchen/breakfast room with space for a large table · first floor family room · first floor principal bedroom with ensuite shower room · guest bedroom/bedroom 2 with ensuite on the ground floor · 2 further ground floor bedrooms · ground floor family bathroom · attached double garage with electric door and storage space in the attic · electric gates on the drive providing access to the property and off road parking · fully enclosed and private south and west facing garden · garden shed · Energy Rating C

SITUATION

Evergreen is situated in Garden Close Lane which is an attractive and private road situated on the south side of Newbury and contains a variety of large and very individual family homes. Garden Close Lane is generally thought to be one of the most prestigious roads within Newbury due to the attractive setting, but also because of the easy access to highly respected local schools. 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).

SITUATED IN ONE OF THE MOST PRESTIGIOUS ROADS ON THE SOUTH SIDE OF NEWBURY, A DECEPTIVELY SPACIOUS INDIVIDUAL FAMILY HOME IN A PRIVATE LOCATION WITH A SUNNY GARDEN, LOCATED WITHIN EASY ACCESS TO A RANGE OF HIGHLY RESPECTED SCHOOLS, THE TOWN CENTRE AND TRAIN STATION AND CLOSE ROAD LINKS TO THE A34 AND M4 MOTORWAY.



DESCRIPTION

Evergreen is a deceptively spacious chalet style property offering just over 2400 ft.² of accommodation. The accommodation can be very flexible due to the fact that three of the bedrooms are on the ground floor. This means these rooms can be used for additional reception spaces if required. On entering the building there is an open plan and very large sitting room, which is double aspect, with stairs leading to the first floor with an under stairs cupboard. The kitchen/breakfast room has French doors providing direct access to the garden, a range a quality wall units and built appliances and ample space for a large kitchen table. The guest room is on the ground floor and has an ensuite and there are two further ground floor bedrooms and the family bathroom. Upstairs there is a large family room which can be used in a variety of different ways and from this is the very spacious principal bedroom with two sets of built in cupboards and a large ensuite shower room.

OUTSIDE

Electric gates provide access to the gravel drive with private off road parking and access to the house. Attached to the property is a double garage with electric roller door, power and lighting and large storage space in the attic. The garden is predominately on the west side of the property and would get a lot of sun from the south and west aspect. It is generally very private, mainly laid to lawn with a number of beds containing shrubs and plants and a useful garden shed.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected including gas central heating

Local Authority: West Berkshire Council - 01635 551111

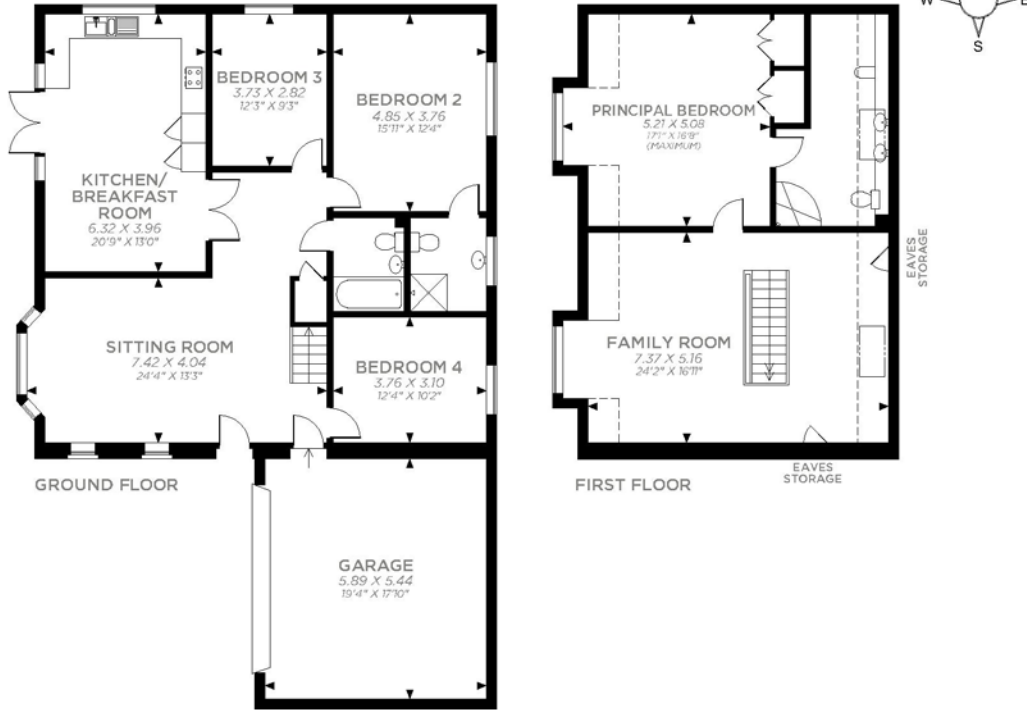
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 6PP



EVERGREEN, GARDEN CLOSE LANE, NEWBURY
 APPROXIMATE GROSS INTERNAL AREA
 2,470 SQ FT / 229 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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