



MERRION

Guide Price £1,350,000

Carter Jonas

MERRION ENBORNE STREET NEWBURY RG20 0JS

- Newbury town centre and mainline railway station 3.2 miles
- M4 (junction 13) 8.7 miles
- A34 providing fast access to the south 2.3 miles

Spacious entrance hall · fantastic kitchen/breakfast room · large sitting room · dining room · playroom · study/bedroom five · downstairs w/c and shower room · utility room · principal bedroom with dressing room and ensuite bathroom · guest bedroom with ensuite shower room · two further bedrooms · family bathroom · detached building within the grounds providing a log and cycle store, carport, single garage, home office and with a separate annex above with shower room, ample drive providing private parking and access to the garage · a very private garden adjoining farmland, all in all approximately 0.3 acres · Energy Rating D

SITUATION

Merrion is an individual detached family home providing over 3000 ft.² of accommodation in the main house together with the office building and studio providing additional accommodation. It is situated on the south-west side of Newbury town centre and is in an ideal location for easy access to the town, major road networks and local private and state schools, within catchment for Enborne Primary and St. Bartholomew's Secondary schools. From the property, it is a short drive into Newbury town centre

DESCRIPTION

Merrion is a well designed property which is ideal for family living with a good degree of flexibility both inside the property and within the annex building. On entering the house there is a spacious central hall which opens into a large kitchen/breakfast room which is perfect for family living with sliding doors opening onto the garden.

SITUATED IN A RURAL LOCATION ON THE WEST SIDE OF NEWBURY TOWN CENTRE, A SPACIOUS AND DECEPTIVELY LARGE FAMILY HOME WITH A DETACHED OUTBUILDING PROVIDING GARAGING, CARPORT, OFFICE AND ANNEX ABOVE.



One side is a triple aspect large sitting room which has double doors leading into the dining room. In addition the ground floor has a playroom, a study/bedroom five, ground floor w/c and shower room and a utility room. Upstairs the principal bedroom faces out over the garden and fields beyond and has a dressing room and an ensuite bathroom. The guest bedroom also has an ensuite shower room. There are two further bedrooms, all with built-in cupboards, a family bathroom and a loft area for storage.

OUTSIDE

The house is approached through a wooden gate beyond which is a gravel drive providing private parking and access to the garage and carport. The garden extends to the sides and rear of the house and has a west facing aspect and joins farmland on two sides. Behind the house there is a paved patio for outdoor dining, beyond which the garden is all lawn. The detached annex/garage building is a very useful addition offering flexible accommodation including open carport, a single garage, a home office, cycle and log store and a separate studio above with a shower room.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water, oil fired central heating system, private treatment plant for the drainage which was new approximately three years ago.

Local Authority: West Berkshire Council – 01635 551111

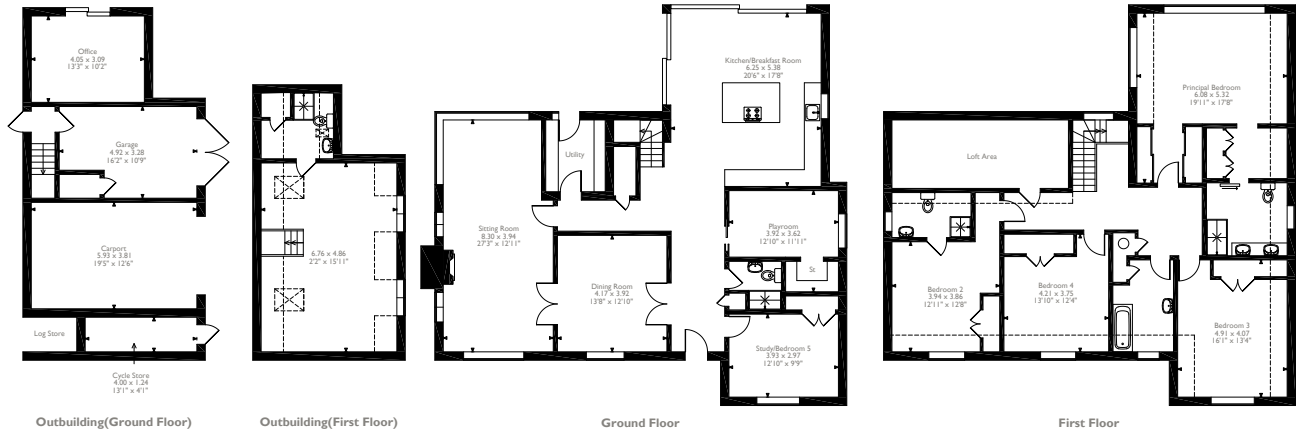
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 0JS



Merrion, Enborne Street Enborne, Newbury
Approximate Gross Internal Area
Main House = 286 Sq M/3078 Sq Ft
Annex = 45 Sq M/484 Sq Ft
Office = 12 Sq M/129 Sq Ft
Garage/Carport = 38 Sq M/409 Sq Ft
Total = 381 Sq M/4100 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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