

27 PEAR TREE LANE
Guide Price £375,000

Carter Jonas

27 Pear Tree Lane
Newbury
RG14 2LU

- Newbury 1.4 miles
- Newbury station 1.7 miles
- M4 (J13) 4.6 miles

Modern kitchen/diner • living room with open fire • new ground floor WC • 2 comfortable bedrooms • bathroom • double-glazing • driveway • off street parking • garage • gated front gardens and impressive private west facing rear garden • Energy Rating E

A beautifully presented and characterful house well located on this popular cul de sac within striking distance of Newbury town centre, the property benefits from a modern kitchen/diner, downstairs WC and 2 comfortable bedrooms. There is plenty of driveway for parking, lovely front and rear gardens and a garage.



Situation

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

A delightful period cottage style house, the accommodation is characterful with many improvements by the current owners. The front door opens to a modern, well equipped kitchen/diner with staircase to the first floor and useful ground floor WC/cloakroom. From here there is access to the living room with door to the rear garden and open fireplace. Upstairs the feeling of light, character and quality continues with 2 comfortable bedrooms and a beautifully finished bathroom.

Outside

To the front of the property there is off street parking via a driveway leading to a garage. The front gardens are gated from the road and offer good lawns and path to the front door and side access to the rear garden. The rear landscaped garden is west facing and offers a patio leading from the house with short steps down to an area of lawn with stepping stone pathway and shrubbed rear borders with an attractive tree line vista behind.

Additional Information

Tenure: Freehold
Services: All mains services connected, gas fired 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 postcode RG14 2LU

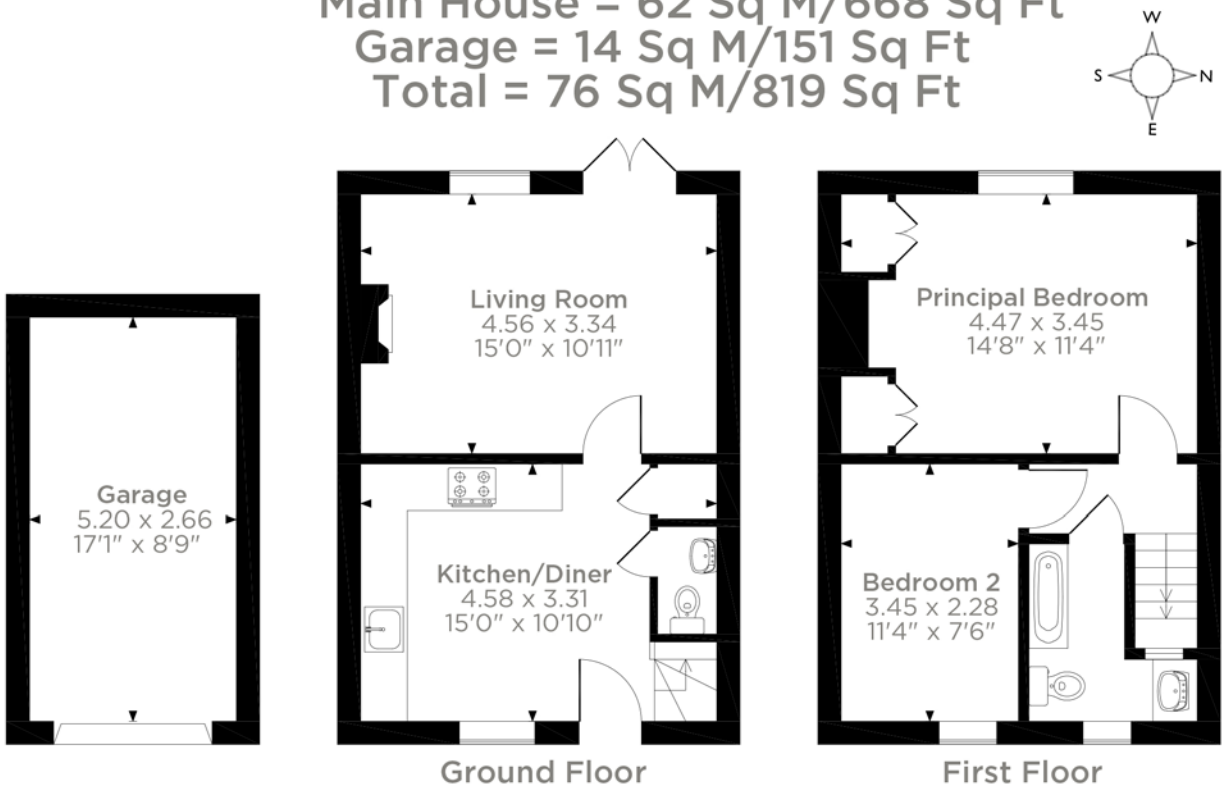








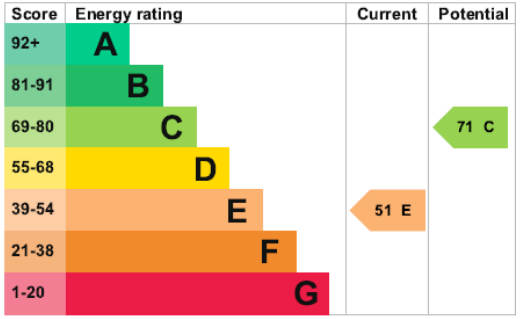
27, Pear Tree Lane, Newbury
Approximate Gross Internal Area
Main House = 62 Sq M/668 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 76 Sq M/819 Sq Ft



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.







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

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.