



27 PEAR TREE LANE
Guide Price £385,000

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 tbc

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.

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.



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

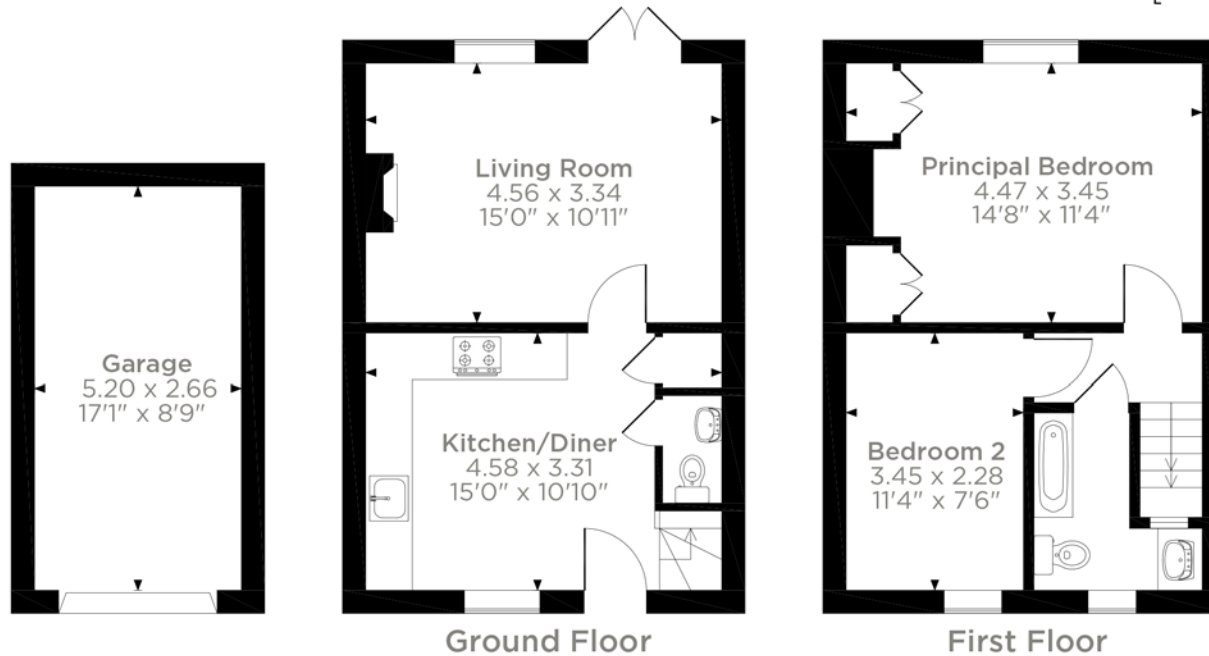
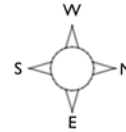
Council Tax: Band C

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.

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