

3 Snelsmore Barns
Guide Price £650,000

Carter Jonas

3 Snelsmore Barns
Snelsmore
Newbury RG14 3BU

Situated in a rural but very convenient location an attractive four bedroom barn conversion with good sized garden and double carport.

– Newbury town centre and mainline trains to London Paddington 4.4 miles
– M4 (J13) and the A34 less than 1 mile

Covered porch • entrance hall • cloakroom • sitting room with fireplace • kitchen/dining room • snug • utility room • principal bedroom and ensuite shower room • second bedroom with ensuite bathroom • two further bedrooms • family bathroom • first floor study • double carport with storage facility • well established good sized front garden • rear courtyard garden • additional parking to the front of the property • very convenient location for access to the A34 and M4 motorway and Newbury town centre • Energy Rating D



SITUATION

3 Snelsmore Barns is part of a small development of six converted brick barns which sit within a convenient rural location just over 4 miles north of Newbury town centre. 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

3 Snelsmore Barns is a very individual conversion of a brick farm building. It has retained many original features and exposed beams, and all six converted properties have their own private gardens, parking and carports.

The ground floor offers a covered porch, beyond which is an entrance hall, a double aspect sitting room with open fireplace. The kitchen/dining room with ample space for a large table, and there is a large loft area above the room which could easily be converted to provide more accommodation. The ground floor is completed by a cosy snug/family room, a cloakroom and utility room. On the first floor there are three bedrooms, one with ensuite bathroom, and the family bathroom, and on the second floor there is the principal bedroom with ensuite shower room.

OUTSIDE

To the front of the house, there is a large garden which is screened by mature hedges and contains a variety of established shrubs and plants. To the rear of the house there is a paved courtyard garden, and the pathway provides access to a large car park where there is ample private parking and access to the double carport which also contains a lockable storage area.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains water and electricity, private drainage, oil fired central heating, super-fast broadband via Giga Clear
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band F
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG14 3BU







3 Snelsmore Barns, Snelsmore, Newbury
Approximate Gross Internal Area
170 Sq M/1831 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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