



**SANFOIN COTTAGE**  
Guide Price £700,000

**Carter Jonas**



## **SANFOIN COTTAGE KENDRICK ROAD NEWBURY RG14 6PW**

- Newbury town centre and mainline train station 2 miles
- M4 (junction 13)
- A34 less than 1 mile
- London Paddington from Newbury station in less than one hour

Spacious entrance hall · kitchen · sitting room · three bedrooms · family bathroom · adjoining single garage with side passage and separate WC · good sized garden · private and secluded location · enormous potential to extend and improve · Energy Rating D

### **SITUATION**

Sanfoin Cottage is situated between Kendrick Road and Garden Close Lane, both of which are highly desirable residential areas on the south side of the town. The property is accessed from Kendrick Road and is in a secluded position. 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**

Sanfoin Cottage is an individual detached bungalow which is located in the grounds of a large property, with the main house being mainly accessed from Garden Close Lane but also via the same drive to Sanfoin Cottage off Kendrick Road.

**SITUATED IN THIS VERY DESIRABLE LOCATION ON THE SOUTH SIDE OF NEWBURY, IN A VERY PRIVATE AND SECLUDED LOCATION, WITH A SOUTH FACING GARDEN, AN INDIVIDUAL DETACHED BUNGALOW OFFERING AN OPPORTUNITY TO BE EXTENDED AND IMPROVED SUBJECT TO PLANNING PERMISSION.**



The vendors who will remain in the main house, have decided to sell Sanfoin Cottage, which is now vacant so there is no onward chain. The property currently provides very light and spacious accommodation with a large entrance hall, a good-sized south facing sitting room, a kitchen with room for table, three double bedrooms and a family bathroom. Adjoining the bungalow is a single garage which is accessed via a side passage which also contains a separate WC. Although the property is habitable, there is scope for the accommodation to be extended and improved so that the buyer would take advantage of the large plot and lovely location.

### OUTSIDE

Sanfoin Cottage is approached via Kendrick Road which becomes an unadopted lane, from which is the access into the drive of the property. The garden is predominantly on the south and west side of the property and is well screened by high hedges, mature trees and makes it very private.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, private septic tank drainage, gas central heating

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band F

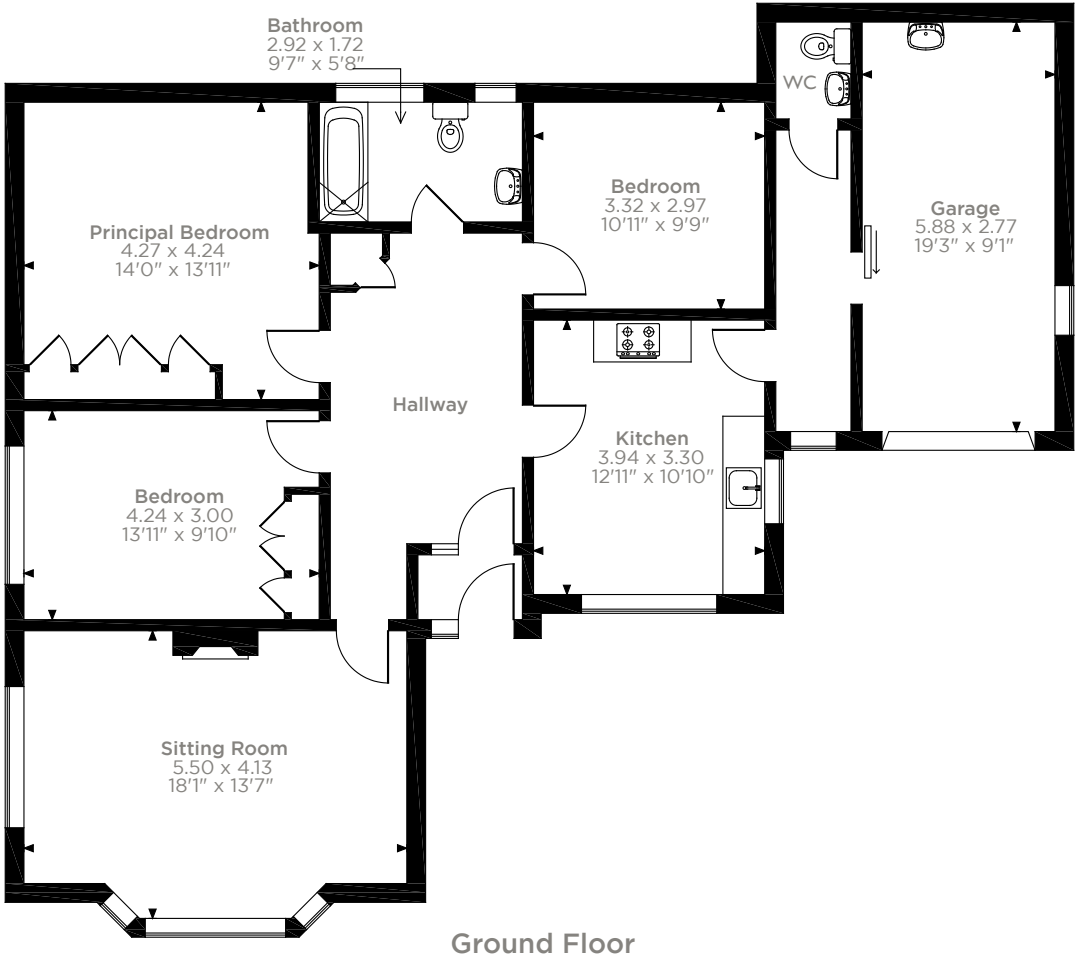
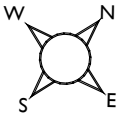
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** If using SatNav follow the postcode RG14 6PW into Kendrick Road. Having turned into the road, continue along and after the tarmac road finishes continue into a lane and take the third turning on the right into the drive leading to the property.





Sanfain Cottage, Kendrick Road, Newbury  
Approximate Gross Internal Area  
Main House = 107 Sq M/1152 Sq Ft  
Garage = 16 Sq M/172 Sq Ft  
Total = 123 Sq M/1324 Sq Ft



Ground Floor

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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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