



2 BENETT GARDENS

Guide Price £965,000

Carter Jonas

2 BENETT GARDENS SHAW NEWBURY RG14 1PW

- Newbury town and mainline station 1 mile
- London Paddington from Newbury about 60 minutes
- M4 (J13) and A34 3 miles

Reception hall · sitting room · study · kitchen/conservatory · utility room · cloakroom · principal bedroom suite with dressing area and ensuite bathroom with shower · 3 further first floor double bedrooms · shower room and family bathroom · additional second floor with WC facility, shower room and 2 additional bedrooms · detached garage · garden · Energy Rating C

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

2 Benett Gardens is a spacious and well presented family home. On the ground floor, the front door opens to the spacious reception hall with cloakroom and staircase with understairs cupboard to the first floor. The triple aspect sitting room has an attractive fireplace and patio doors opening to the rear garden whilst a useful study overlooks the front. There is a spacious dining room and a well equipped kitchen which opens to a good quality conservatory garden room offering a lovely area to gather and relax with access and views over the garden.

AN IMPRESSIVE DETACHED AND EXTENDED FAMILY HOME WITH 4 RECEPTION AREAS AND 6 BEDROOMS, MUCH IMPROVED BY THE CURRENT OWNERS AND OFFERING HIGH QUALITY AND SPACIOUS ACCOMMODATION OVER 3 FLOORS, WELL LOCATED IN AN ATTRACTIVE AND GATED CUL DE SAC.



From the kitchen there is also access to a utility room with good storage and additional outside access.

On the first floor the principal bedroom provides a large dressing area and an ensuite bathroom with shower. There are also three further double bedrooms, a family bathroom and separate shower room to the first floor before stairs lead up to the second floor with WC facility, shower room and 2 further bedrooms.

OUTSIDE

The cul de sac is approached via smart gates and the front driveway provides extensive parking in front of the detached double garage with electric doors. The front gardens are well tended with smart borders and lawn with a pathway to the side giving access to the front door. The rear garden offers good privacy and is fully enclosed with a large patio leading from the house to generous lawns with a westerly aspect. From the garden there is access back to the front and a side access to the garage. There is also a good quality summer house on a concrete base.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: West Berkshire Council - 01635 551111

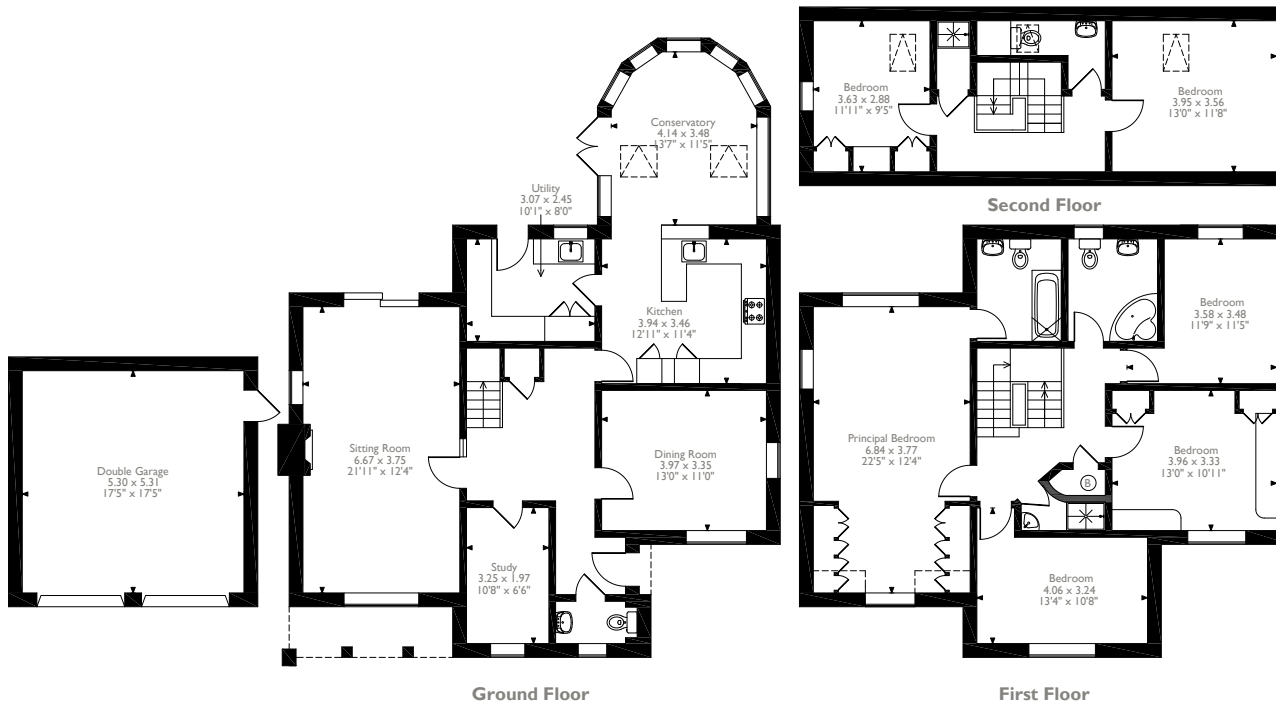
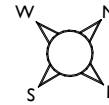
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 1PW



2, Benett Gardens, Shaw, Newbury
 Approximate Gross Internal Area
 Main House = 230 Sq M/2476 Sq Ft
 Double Garage = 28 Sq M/301 Sq Ft
 Total = 258 Sq M/2777 Sq Ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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