



2 NORMAY RISE
Newbury, Berkshire.

Carter Jonas

2, NORMAY RISE, NEWBURY, BERKSHIRE, RG14 6RY

Newbury town and station 2.5 miles
M4 (J13) 7 miles

Entrance hall | Inner hall with coat cupboard | WC cloakroom and utility room | Dining room | Sitting room | Conservatory | Kitchen/breakfast room | Annexe ground floor bedroom with en suite shower room and kitchen | First floor landing | Principal bedroom with built in wardrobe and luxury en suite shower room | Guest bedroom with en suite shower room | 2 further bedrooms (1 currently used as a dressing room) | Family bathroom | Driveway parking for several cars | 4 garden sheds | Greenhouse | Fishpond | Energy Rating C | Annexe 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 Normay Rise is a substantial detached house that has been extended over the years to create an excellent family house. Within one of the extensions there is a self-contained annexe with its own door and comprises an expansive bedroom/sitting room, en suite shower room and adjoining fitted kitchen with sink, oven and 2 ring hob. Within the main house there is a welcoming entrance hall,

A BEAUTIFULLY PRESENTED DETACHED HOUSE WITH SELF-CONTAINED ANNEXE SITUATED IN THIS POPULAR WASH COMMON AREA SOUTH OF NEWBURY TOWN CENTRE AND WELL PLACED FOR FALKLAND AND PARK HOUSE SCHOOLS.



further inner hall with coat cupboard and adjoining wc cloakroom/utility room. There is good reception space in the form of a sizeable dining room, sitting room with woodburning stove and double doors from here to the conservatory. The impressive kitchen has a range of eye and base level units, breakfast bar, oven and hob with overhead extractor and an integral dishwasher. Just off the kitchen there is a breakfast room complete with double doors to the garden. On the first floor there is a lovely principal bedroom suite with a bank of built in wardrobes and a luxury shower room. There is a guest bedroom with en suite shower room and 2 further bedrooms (one of which is used as a dressing room). The accommodation is completed by a family bathroom.

OUTSIDE:

To the front there is a central lawn area flanked by two block paved drives providing parking for several cars. To the rear there is an extensive patio area adjacent to the house with steps up to two further terraced areas of garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Local Authority: West Berkshire Council - 01635 551111

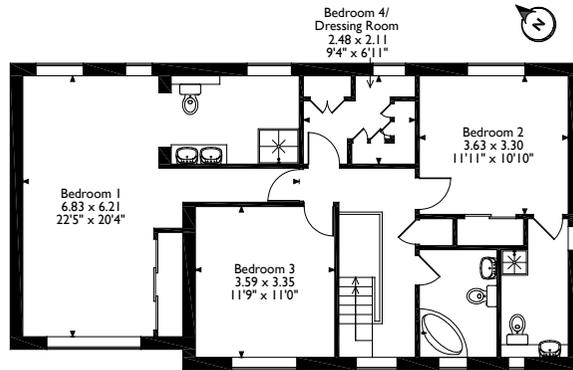
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

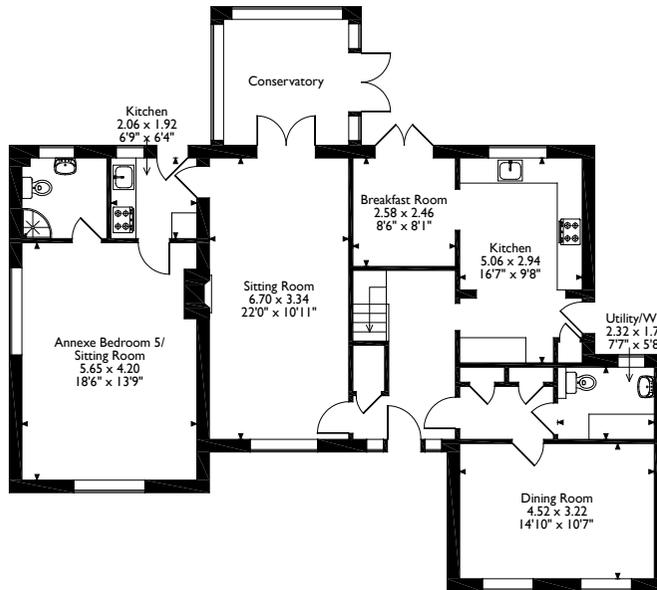
Directions: Please use postcode RG14 6RY



2 Normay Rise, Newbury
Approximate Gross Internal Area
199 Sq M/2133 Sq Ft

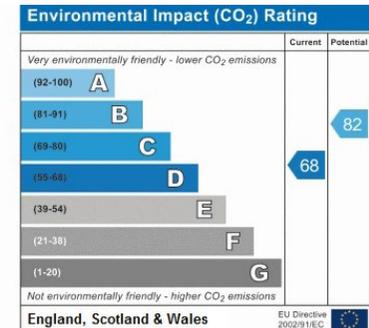
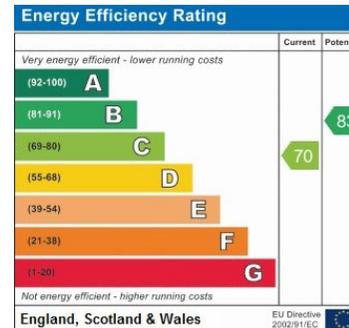


First Floor



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.



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