



2 SPRING GARDENS
Guide Price £850,000

Carter Jonas

2 SPRING GARDENS NEWBURY RG20 0PR

- Newbury town and mainline station 2 miles
- M4 (J13) 8 miles
- A34 less than 1 mile
- London Paddington from Newbury in less than 1 hour

Porch · entrance hall · cloakroom · sitting room · dining room · study · large kitchen/family room with doors to the garden · landing · main bedroom with ensuite · guest bedroom with ensuite · 3 further bedrooms · all bedrooms have built in wardrobes · family bathroom · single garage and workshop · private drive · south facing rear garden · within easy access to the town centre, the A34 and M4 motorway · Energy Rating C

SITUATION

Spring Gardens is a cul-de-sac of family homes situated just south of Newbury in an area known as Wash Water. From the property it is only a short drive into the town centre as well as to the A34 providing a fast link to the M4 motorway. Being on the edge of the town it is close to attractive open countryside together within easy access to a range of highly respected primary and secondary, as well as independent schools. 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 Spring Gardens is a well designed family house providing very good accommodation arranged over 2 floors.

SITUATED ON THE SOUTH SIDE OF NEWBURY, A SPACIOUS 5 BEDROOM DETACHED FAMILY HOUSE WITH A LANDSCAPED SOUTH FACING GARDEN AND DETACHED DOUBLE GARAGE WITH EXCELLENT ACCESS TO THE A34 AND M4 MOTORWAY.



On entering the property there is a spacious hallway from which radiate the sitting room, which has south facing French windows to the garden and gas fire, the dining room with glazed double doors to the hall and a very useful good sized study with 2 windows to the front. Across the rear of the house and on the south side is the large kitchen/family room which offers excellent family living providing a kitchen area with a range of units with granite tops and built in appliances including fridge, freezer, microwave and dishwasher and space for range cooker with extractor hood and light above, together with space for a table as well as a sunny seating area with doors out to the garden.

Upstairs there is a central main landing with access to loft space and built in airing cupboard, off which is the master bedroom with ensuite shower room, guest bedroom with ensuite, 3 further bedrooms and the family bathroom with both bath and shower. There are built in wardrobes in all 5 bedrooms. UPVC double-glazed windows and external doors throughout.

OUTSIDE

To the front of the property is a drive providing private off road parking together with access to the detached brick built single garage and workshop. There is an open plan area of garden to either side and gated access to the side providing a pedestrian way to the rear. The rear garden has been attractively landscaped on 2 main levels but with an additional raised decked seating area, with the upper level being accessed from the rear of the property, from both the kitchen and sitting room, providing a private and sunny terrace. From this area there are steps leading to the raised area of decking, with further steps leading down to the lower level where there is an area of lawn which is well screened by mature trees and shrubs. It is fully enclosed and south facing.

ADDITIONAL INFORMATION

Tenure: Freehold

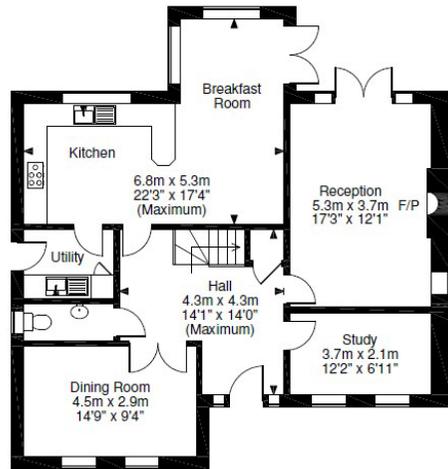
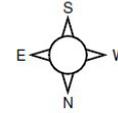
Services: All mains services including gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

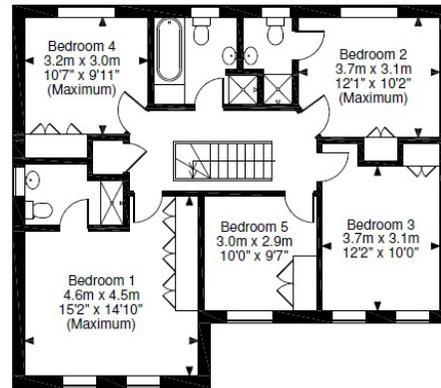
Council Tax: Band C



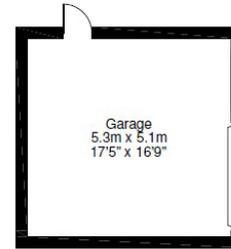
Spring Gardens, Newbury
 Approximate Gross Internal Area
 Main House = 1,965 sq ft / 183 sq m
 Garage = 291 sq ft / 27 sq m
 Total = 2,256 sq ft / 210 sq m



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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