





## 4 BENETT GARDENS SHAW NEWBURY RG14 1PW

- Newbury within walking distance
- Newbury station 1.3 miles
- M4 (J13) 4 miles

Six bedrooms · private secluded location close to Newbury town centre · generous mature level plot · detached double garage · recently upgraded · principal with ensuite · laundry room · utility · study · woodburner · 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

Recently renovated this attractive detached property is situated in a private gated road, within an easy walk of Waitrose, Newbury town centre, and Donnington village. The house sits within a leafy mature plot, and has a light, welcoming, co-ordinated interior in a calming neutral palette.

**THIS ATTRACTIVE DETACHED PROPERTY IS SITUATED IN A PRIVATE GATED ROAD, WITHIN AN EASY WALK OF WAITROSE, NEWBURY TOWN CENTRE, VODAFONE HQ, AND DONNINGTON VILLAGE. THE HOUSE SITS WITHIN A LEAFY MATURE PLOT, AND HAS A LIGHT, WELCOMING, CO-ORDINATED INTERIOR IN A CALMING NEUTRAL PALETTE.**



The ground floor has a fresh, bright kitchen/breakfast room with island, and French doors to the garden, leading to a spacious equally styled utility/boot room with garden access, a separate dining room, study, cloakroom, and a dual aspect living room with an inset woodburner for cosy evenings and there is garden access via French doors.

The first floor comprises four bedrooms, including the dual aspect principle with ensuite, a family bathroom with separate shower, and a useful laundry/housekeeping room. The second floor has two bedrooms, a cloakroom, and a separate shower. The two loft storage areas are accessible from this floor.

### OUTSIDE

Tucked away at the very end of the private road, the property has a block-paved driveway for several cars and a detached double garage with electric up and over doors, personal door, and additional roof space storage. The private, level gardens to the front and rear benefit from mature trees, planting, and lawned areas providing a wildlife haven and a choice of casual areas to relax.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

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

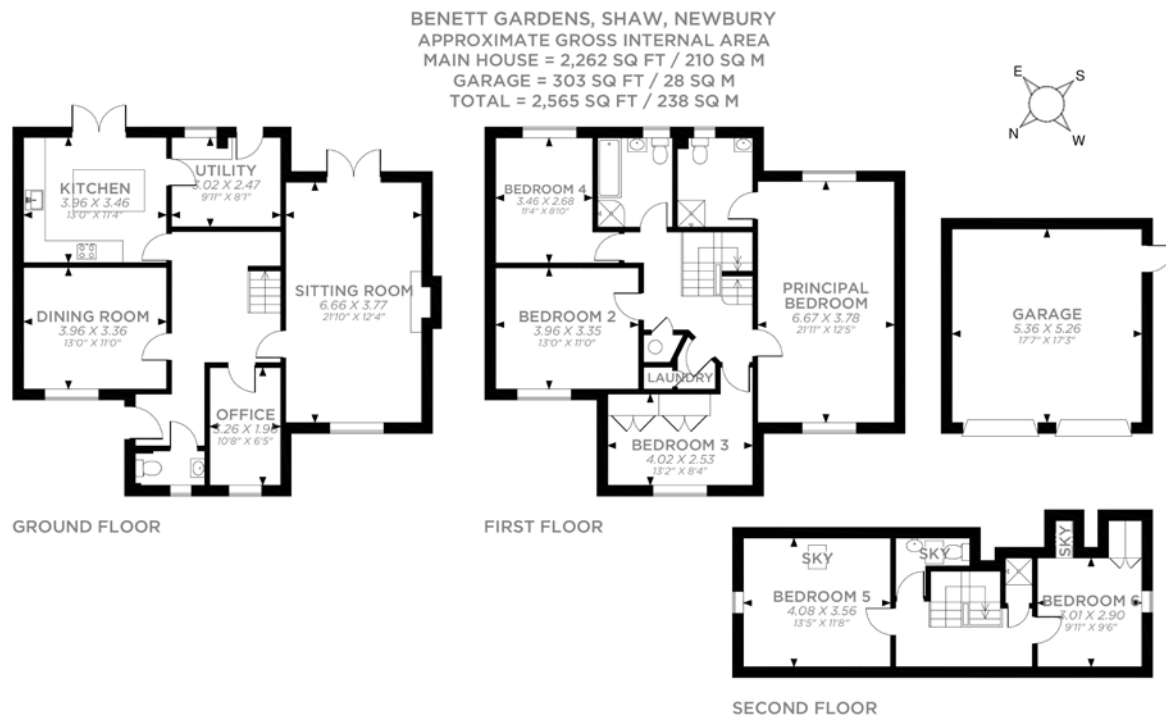
**Council Tax:** Band G

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

**Directions:** Please use postcode RG14 1PW







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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		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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