



3 PORTER END
Newbury, RG14 7JP

Carter Jonas

3 PORTER END, NEWBURY, RG14 7JP

- Newbury town and mainline station 1 mile
- Trains to London Paddington in less than 1 hour
- M4 (J13) 5 miles and easy access to the A34

Entrance hall • large sitting room • family sized kitchen/ dining room • family room • conservatory • cloakroom • large utility • principal bedroom with en suite shower room • 3 further bedrooms, 2 with fitted wardrobes • family bathroom • front garden and drive • double garage • attractive, and very established garden • whole plot approximately 0.4 acres • Energy Rating D

SITUATION

Porter End is a small cul-de-sac, so ideal location for families as away from passing traffic, in a residential area close to Newbury Racecourse. The town centre is close by and offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including 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

3 Porter End has been a lovely home providing spacious accommodation, but now offers an ideal opportunity for it to be extended and improved. The large plot of approximately 0.4 acres means that there is plenty of space for the house to be enlarged, subject to the usual planning consents. The property briefly comprises an entrance hall, downstairs cloakroom, large, double aspect, and very light sitting room with doors to the side conservatory, very good-sized kitchen/dining room, additional family room and a large utility room with side access to the drive, and garden. On the first floor there is a larger double aspect principal bedroom, three further double bedrooms, and two bathrooms.

SITUATED IN A VERY POPULAR RESIDENTIAL AREA ON THE SOUTH EAST SIDE OF NEWBURY, AT THE END OF A SMALL CUL-DE-SAC, A LOVELY, DETACHED FAMILY HOME WITH A WONDERFUL 0.4 ACRE GARDEN. AMPLE SCOPE FOR FURTHER EXTENSION AND SOLD WITH NO ONWARD CHAIN. WALKING DISTANCE TO A MAINLINE TRAIN STATION AND THE TOWN CENTRE.



**LOCATION**

The outside space, and lovely garden, is one of the main features of this house. The garden is a mixture of areas of lawn, and established flower beds, with a variety of shrubs, and plants, and it is generally very private. It has areas open to the south and west, so there'll be sun in the garden all day. To one side of the house is a drive, providing private parking, together with access to the rear, where there is a good sized double garage, with an extra workshop.

ADDITIONAL INFORMATION**Tenure:**

Freehold

Services:

All mains services connected, including gas fire central heating.

Local Authority:

West Berkshire Council – 01635 551111

Council Tax:

Band F

Viewing:

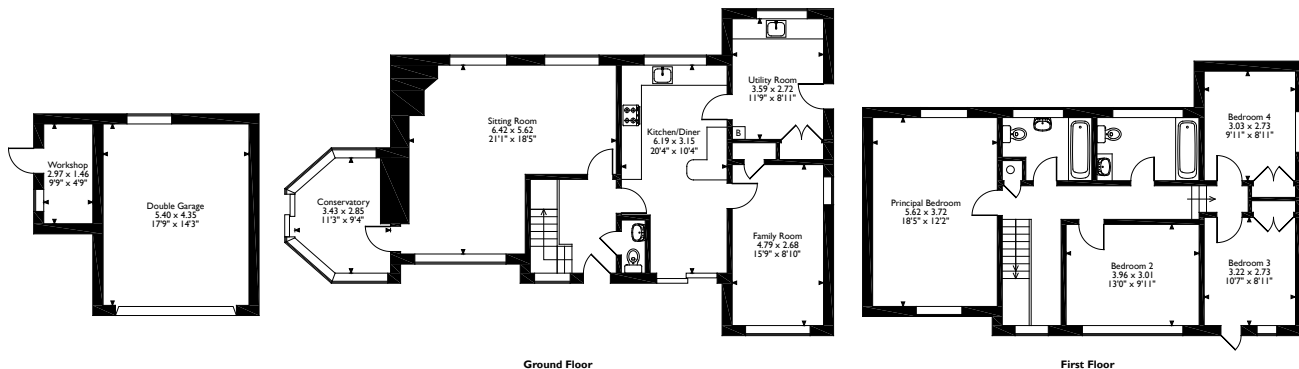
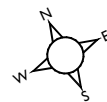
By prior appointment through the Newbury office 01635 263010

Directions:

Please use post code RG14 7JP



3 Porter End, Newbury, Berkshire
 Approximate Gross Internal Area
 Main House = 172 Sq M/1851 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 199 Sq M/2142 Sq Ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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Offices throughout the UK



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