



**46 SYCAMORE RISE**  
Newbury

**Carter Jonas**



## 46 SYCAMORE RISE, NEWBURY, RG14 2LZ

– Newbury town and mainline station within easy reach  
– M4 (J13) 3 miles

Porch · spacious living room · modern well-equipped kitchen/diner · excellent garage conversion to a useful home office · 3 generous double bedrooms · family bathroom with bath and shower · double-glazing · private driveway with parking · garage store · great garden with patio area and raised level lawn with attractive decking · Energy Rating C

### SITUATION

Newbury town offers a good selection of shops and department stores, including the Parkway retail development, with a supermarket and retail park to the south of the town. 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

A useful covered porch leads to the front door and into a spacious living room which in turn opens to a modern well-equipped kitchen/dining room with patio doors giving access to a private patio and garden. The property benefits from a useful garage conversion and gives integral access to what was the garage into a useful home office with remaining garage space is still available. Upstairs the feeling of light and space continues with 3 generous double bedrooms and a large modern family bathroom with bath and shower.

**A BEAUTIFULLY PRESENTED AND SPACIOUS 3 BEDROOM HOUSE BENEFITTING FROM A FANTASTIC MODERN FITTED KITCHEN/DINING ROOM AND 3 GENEROUS DOUBLE BEDROOMS. THE PROPERTY ALSO BENEFITS FROM PRIVATE PARKING AND A USEFUL GARAGE CONVERSION WITH HOME OFFICE. LOVELY REAR GARDEN WITH PATIO AND LEVEL LAWN.**



## OUTSIDE

To the front of the property there is a private driveway and access to the garage store. The rear garden is a particular feature of the property as it offers a generous private patio from the house which in turn leads to steps up to a raised level lawn with attractive fencing and deck area.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas fired central heating

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

**Council Tax:** Band C

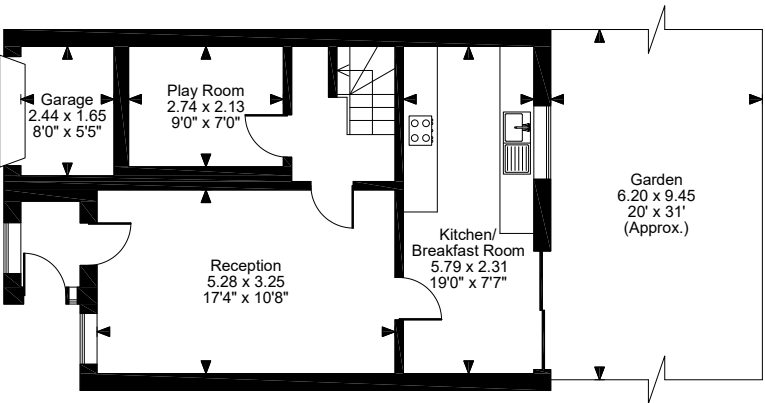
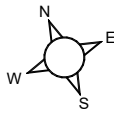
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use Post Code RG14 2LZ

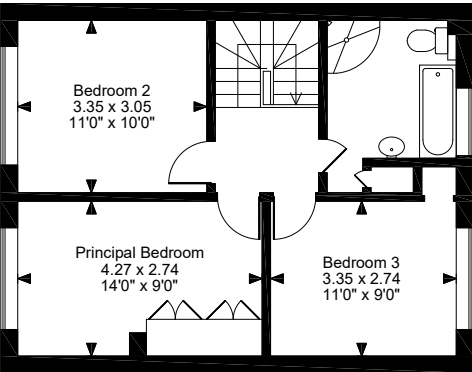




Sycamore Rise, Newbury  
Approximate Gross Internal Area  
Main House = 970 sq ft / 90 sq m  
Garage = 41 sq ft / 4 sq m  
Total = 1,011 sq ft / 94 sq m



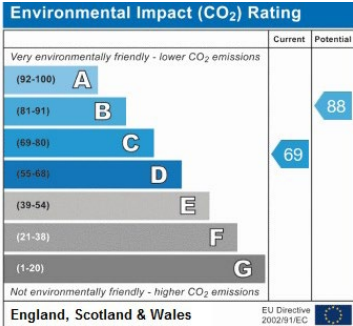
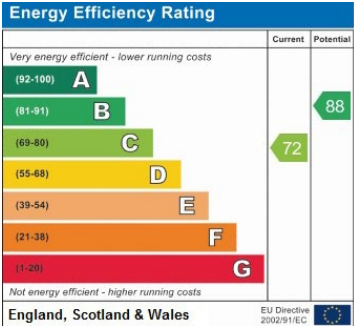
Ground Floor



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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