



**8 SPEEN LANE**  
Newbury

**Carter Jonas**



## 8 SPEEN LANE NEWBURY RG14 1RW

- Newbury town centre, recreational facilities and mainline station all within walking distance
- A34 1 mile
- M4 (J13) 4 miles
- Mainline trains from Newbury to London Paddington in less than one hour

Spacious entrance hall · cloakroom · double aspect sitting room with open fireplace · separate dining room · kitchen · 5 double bedrooms with the principal bedroom having an en suite shower room · family bathroom · drive · integral double length garage · large utility room/store room · scope for updating and improvements subject to the necessary planning permission · no onward chain · Energy Rating E

### SITUATION

8 Speen Lane is situated on the north side of the town in a very convenient location close to the open space of Northcroft Park. The house is on the edge of the town and all its facilities, as well as the mainline station and local countryside. 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

8 Speen Lane has been a lovely family home for many years and has been generally well maintained by the present vendor.

**AVAILABLE WITH NO ONWARD CHAIN A SPACIOUS 5 BEDROOM DETACHED FAMILY HOUSE SITUATED IN A SOUGHT AFTER ROAD ON THE NORTH SIDE OF THE TOWN WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE FACILITIES, WITH A GOOD SIZE GARDEN AND ALSO WELL PLACED FOR ACCESS TO THE A34 AND M4 MOTORWAY.**





It is now in need of some updating. The house currently provides very good accommodation with a central and very spacious entrance hall, cloakroom, good sized double aspect sitting room with a large south facing window allowing plenty of light, separate dining room, which also faces south, and a kitchen which opens into a useful and large utility area. Upstairs there is a central landing, 5 good size bedrooms, with the principal bedroom having an en suite shower room and 4 of the bedrooms have built in wardrobes, a family bathroom with bath and shower.

## OUTSIDE

The property is approached via a private drive providing off road parking and access to the garage. The rear garden is nicely established with a large area of lawn surrounded by mature hedges and shrubs.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

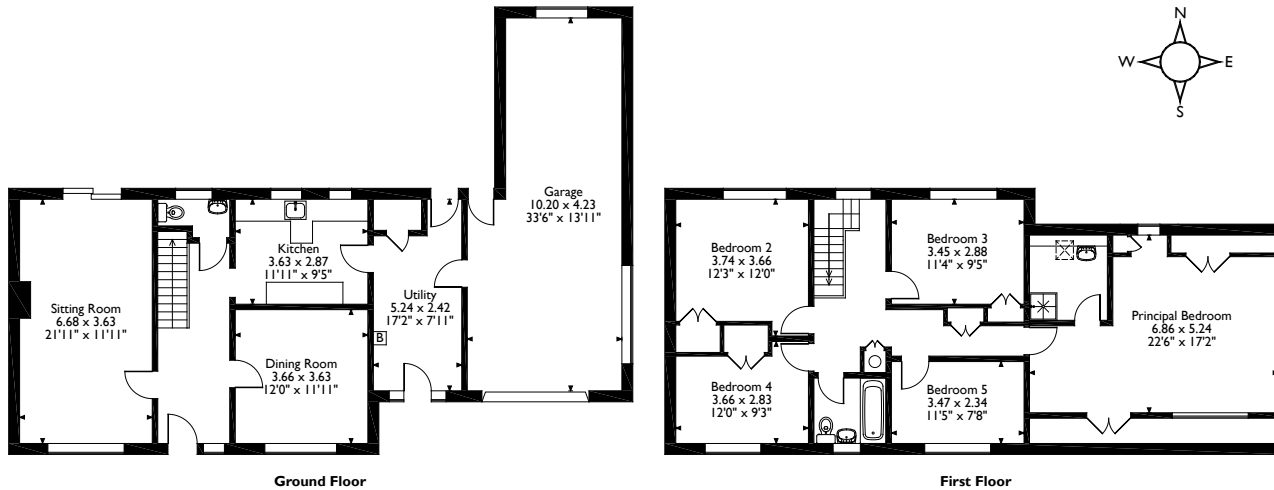
**Council Tax:** Band F

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

**Directions:** Please use post code RG14 1RW



8, Speen Lane, Newbury  
 Approximate Gross Internal Area  
 Main House = 180 Sq M/1938 Sq Ft  
 Garage = 38 Sq M/409 Sq Ft  
 Total = 218 Sq M/2347 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

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