



**THE SPINNEY**

Guide Price £1,400,000

**Carter Jonas**

## **THE SPINNEY 114 ANDOVER ROAD NEWBURY RG14 6NA**

- Newbury town centre and mainline train station within walking distance
- Trains from Newbury to London Paddington in less than one hour, also Elizabeth line trains from Reading
- Excellent road connections for the A34 and M4 (J13)
- Walking distance to highly respected schools

Very impressive entrance hall with beautiful original staircase · drawing room · dining room · family room · large conservatory · kitchen · rear hallway with second staircase · utility room · cloakroom · rear porch · outside store room/boiler room · galleried landing · 5 large first floor bedrooms · bathroom · shower room · 2 attic bedrooms · cellar · garage with store room and workshop · second single garage · very private and secluded location yet in the middle of the town · large established garden surrounded by mature trees · Energy Rating F

### **SITUATION**

The Spinney is situated on the south side of Newbury in a very popular residential area. The house is in a unique location as it has a feeling of being very private due to its extensive garden, yet is within walking distance of St. Bartholomew's school, which is highly respected, other local schools, the town centre, and the mainline railway station. 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).

**ON THE MARKET FOR THE FIRST TIME SINCE 1969, A SUBSTANTIAL FAMILY HOME IN NEED OF REFURBISHMENT, SITUATED IN A WONDERFULLY PRIVATE GARDEN OF APPROX. 1.76 ACRES AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**



## DESCRIPTION

We understand that The Spinney was built somewhere between 1901 and 1904 and is a very handsome and impressive property. The house has retained a great deal of its original charm and character and has been a much-loved family home since 1969. It is now sold with no chain. The accommodation is just over 3,700 sq.ft. On entering the house there is a beautiful original staircase, leading to a galleried landing which is an attractive feature. Much of the ground floor has its original woodblock flooring and offers 3 impressive reception rooms and a conservatory. There is a kitchen and to one side there is a rear hallway with a second staircase, a utility and cloakroom. Outside there is a storeroom/boiler house. On the first floor there are 5 large bedrooms, a family bathroom and a shower room. A second staircase leads to the second floor where there are two attic style bedrooms. The rooms in the house have their original leaded light windows. The principal rooms have lovely views over the garden and a very sunny south-west facing aspect.

## OUTSIDE

The plot and garden are a particular selling point as it is rare to find a house so close to the town centre with approximately 1.76 acres. On arriving at the property there is a gravel drive providing ample private parking and access to the garages. There is a timber garage with workshop and storeroom and more modern single garage. The garden extends around the house with large areas of open lawn which has lovely mature trees around the boundaries.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, oil fired central heating

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

**Council Tax:** Band G

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

**Directions:** Please use post code RG14 6NA



114 Andover Road, Newbury  
 Approximate Gross Internal Area  
 Main House = 349 Sq M/3756 Sq Ft  
 Garage = 62 Sq M/668 Sq Ft  
 Outside Store = 9 Sq M/97 Sq Ft  
 Total = 420 Sq M/4521 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		
55-68	D		61 D
39-54	E		
21-38	F	32 F	
1-20	G		

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