





## 4 SPEEN LODGE COURT SPEEN NEWBURY RG14 1QS

- 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

Entrance hall · cloakroom · bright spacious sitting room · playroom · fabulous fitted kitchen/breakfast room · utility room · ground floor fourth bedroom/study · ground floor shower room · first floor landing · three bedrooms · family bathroom · own driveway providing plenty of parking · integral garage · private well tended gardens · double glazing · cul-de-sac location off Speen Lane · Energy Rating D

### 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

4 Speen Lodge Court is well presented and much improved link-detached house tucked away in a quite location close to the town centre.

**A VERY WELL PRESENTED EXTENDED LINK-DETACHED HOUSE WITH FANTASTIC KITCHEN/BREAKFAST ROOM, WESTERLY FACING GARDEN AND LOCATED IN A HIGHLY SOUGHT AFTER CUL-DE-SAC OFF SPEEN LANE WITHIN WALKING DISTANCE OF THE TOWN AND WAITROSE SUPERMARKET.**



The current owners have made significant changes to the property including the amazing kitchen/breakfast/living room complete with full width bi-fold doors to the rear. Additional space on the ground floor includes an excellent sitting room with gas fire, study/4th bedroom, shower room, cloakroom, playroom and utility room.

On the first floor there is a landing area with built in airing cupboard housing hot water tank, additional cupboard with pump for shower and hanging storage space, loft hatch to a partly boarded loft with ladder, lighting and insulation. There are 3 bedrooms, 2 with built in wardrobes, and family bathroom in classic white with low flush wc, wash hand basin, panelled bath with pumped shower over.

### **OUTSIDE**

To the front of the property there is a block paved driveway with parking and access to the garage with up and over door, power and lighting. There is a well tended front lawn with shrub border while to the rear there is a private garden with patio area leading to a lawned garden.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All main 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 1QS





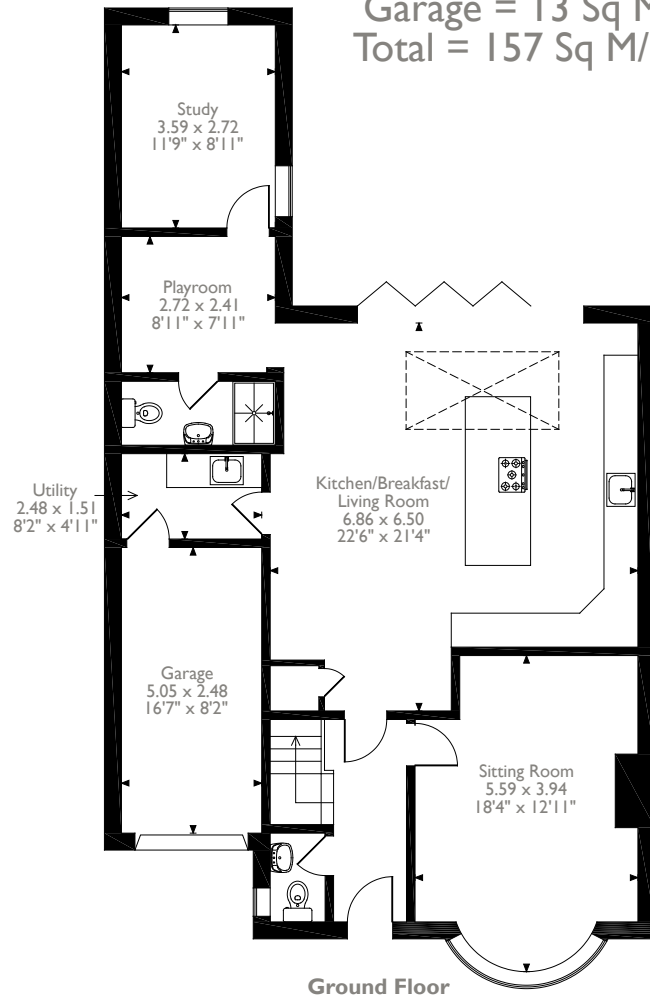
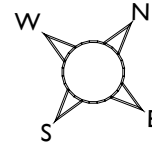
## 4 Speen Lodge Court, Speen, Newbury, Berkshire

Approximate Gross Internal Area

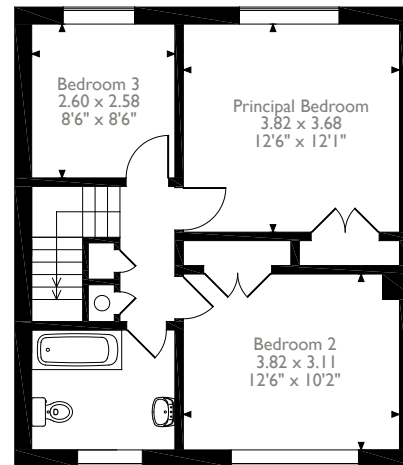
Main House = 144 Sq M/1550 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 157 Sq M/1690 Sq Ft



Ground Floor



First Floor

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	64 D	
39-54	E		
21-38	F		
1-20	G		

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