



**KINGSMEAD**

Guide Price £975,000

**Carter Jonas**

## **KINGSMEAD 6 WOODRIDGE NEWBURY RG14 6NP**

- Newbury town and station 1.2 miles
- M4 (J13) 3.5 miles

Covered porch · spacious entrance hall with galleried landing above · cloakroom · sitting room with fireplace and access to the rear garden · dining room · study · kitchen/ breakfast room with integrated appliances · utility room · 5 bedrooms including a principal suite with en suite shower · second en suite guest room · family bathroom · gas central heating · double-glazing · integral garage · driveway parking · private south facing garden with patio · within the catchment area of favoured schools · Energy Rating C

### **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**

Kingsmead is an attractive and imposing family house set on a quiet private road in a particularly sought after part of town. On the market for the first time since it was built in 2002 the house offers light and spacious accommodation. A covered porch and front door lead to an extremely spacious entrance hall which gives access to all principal rooms.

**A VERY WELL APPOINTED AND EXTREMELY SPACIOUS FAMILY HOUSE WITH SOUTH FACING PRIVATE GARDEN, DOUBLE GARAGE AND A SUPERB LOCATION IN THIS VERY DESIRABLE NO THROUGH LANE TO THE SOUTH SIDE OF TOWN.**



To the right there is a lovely turned staircase leading to the galleried first floor while to the left side there is a wonderful kitchen/breakfast room with good space for dining and relaxing and giving access to a patio and rear garden as well as the utility room and garage. The accommodation on the ground floor is completed with a good sized dining room, study, cloakroom and an impressive sitting room with open fireplace with woodburning stove. Upstairs the feeling of light and space continues with 5 impressive bedrooms, all with built in wardrobes, including a principal suite with en suite shower and a second guest suite with en suite shower room. With 3 additional bedrooms and a wonderful feeling of light and space, this is clearly a house with excellent flexible accommodation. There is also a family bathroom.

### **OUTSIDE**

To the front of the property there is an in and out driveway for parking and access to the detached garage. The rear garden is a particular feature of the property with large patio areas for al fresco dining and generous lawns, all offering a great deal of privacy.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected.

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

**Council Tax:** Band C

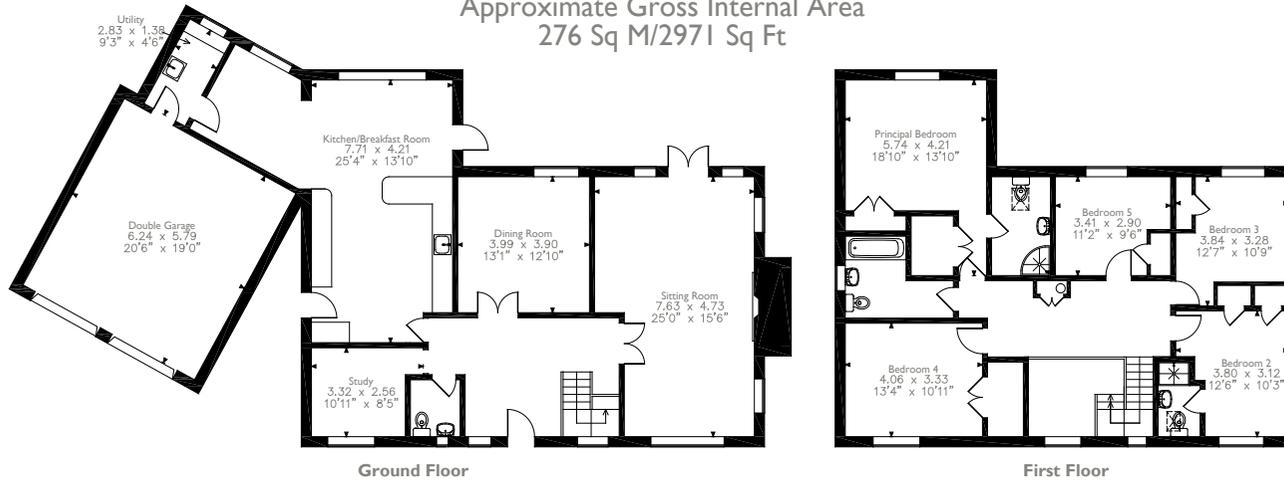
**Viewing:** By prior appointment through the Newbury office 01635 263010

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

From the centre of Newbury take the A343 Andover Road south. Proceed up the hill and Woodridge can be found on the right hand side. Proceed along Woodridge staying to the left and the house can be found on the left hand side.



Kingsmead, 6 Woodridge, Newbury  
 Approximate Gross Internal Area  
 276 Sq M/2971 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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