



26 CASTLE GROVE
Guide Price £1,100,000

Carter Jonas

26 CASTLE GROVE NEWBURY RG14 1PR

- Newbury town and mainline station within easy reach
- Good access to M4 (J13) and A34

Desirable south Newbury location · large entrance hall · living room · sitting room · utility room and ground floor cloakroom · annexe with shower room · boot room · stunning kitchen/living room with patio doors accessing the garden · 5 impressive bedrooms including a principal bedroom with dressing room and ensuite bathroom · family bathroom with separate shower · gravel driveway · lovely private gardens down to the river · 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

The covered porch and front door opens to a generous hallway with access to the living room on the left, also from the hall there is access to an additional sitting room, boot room and useful utility with WC. From the utility room there is access to an annexe area with modern shower room, a great space for guests, teenagers or an older family member. A particular feature of the property is a luxuriously finished well-equipped kitchen with centre island opening to a fantastic living/dining space. This impressive full height extension across the rear of the house also provides large patio doors with access and views onto the lovely gardens.

AN IMPRESSIVE DETACHED FAMILY HOUSE BENEFITTING FROM 5 BEDROOMS INCLUDING A PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE BATHROOM. THE PROPERTY ALSO BENEFITS FROM 3 RECEPTION AREAS INCLUDING A LUXURIOUS FITTED KITCHEN/DINING/LIVING ROOM, A USEFUL ANNEXE AREA, PRIVATE PARKING AND GLORIOUS PRIVATE GARDENS.



Upstairs the feeling of light and space continues with 5 generous bedrooms including a principal bedroom with built in wardrobes, dressing room and ensuite. The accommodation is completed by a modern family bathroom with separate shower.

OUTSIDE

A smart block driveway gives generous parking and side access to the garden. The rear garden is extremely generous and beautifully tended, a gravel patio leads from the house to long level lawns, colourful borders and a host of mature trees, plants and shrubs, at the end of the garden is a wonderfully peaceful riverside area with woodland views beyond.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: West Berkshire Council - 01635 551111

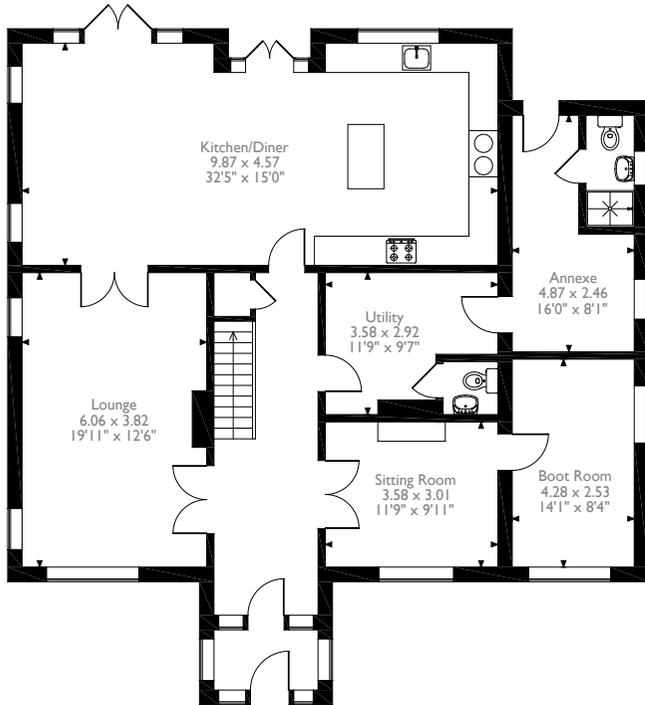
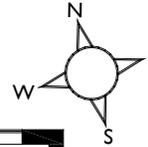
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

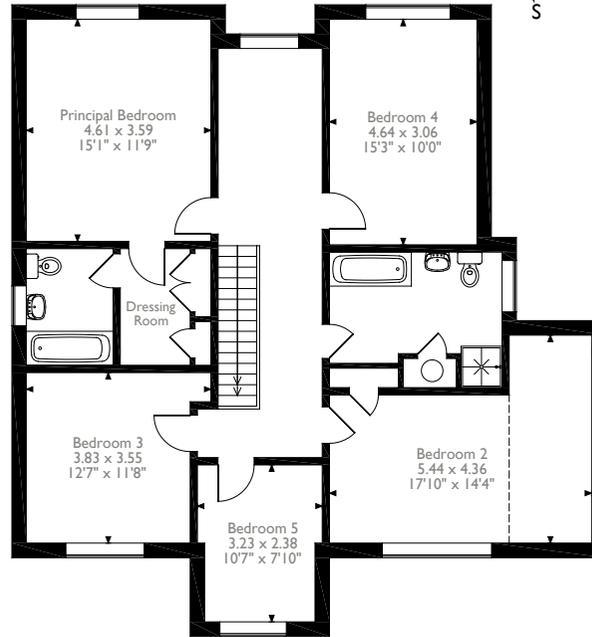
Directions: Please use postcode RG14 1PR



26, Castle Grove, Newbury
 Approximate Gross Internal Area
 251 Sq M/2702 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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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