



**10 DORNEYWOOD WAY**  
Guide Price £650,000

**Carter Jonas**

## 10 DORNEYWOOD WAY NEWBURY RG14 2FA

- Newbury town and mainline station 1.5 miles
- M4 (J13) 4 miles

15 minute walk along the canal into Newbury town centre  
· six bedroom detached family home · 2 reception rooms  
· kitchen/breakfast room · driveway parking · garage ·  
enclosed rear garden · 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

Dorneywood Way is a popular road located on this conveniently located development built by Croudace Homes in 2005. The property has been updated and very well maintained by its current owners and is presented for sale in excellent condition throughout. The ground-floor comprises an entrance hall with a cloakroom, an attractive bay fronted sitting room, separate dining room and a fitted kitchen/breakfast room with direct access to the garage. On the first-floor there is the main/guest bedroom with en-suite shower room, two further double bedrooms, the sixth bedroom/study and a family bathroom. The top floor consists of another bright landing, a generous principal bedroom with en-suite shower room and the fifth bedroom.

**A VERY WELL PRESENTED SIX BEDROOM DETACHED BAY FRONTED FAMILY HOME SITUATED IN THIS PRIME RESIDENTIAL LOCATION WITH EXCELLENT COMMUNICATION LINKS, EASY ACCESS TO THE A4 AND M4 JUNCT.13. EARLY VIEWING HIGHLY RECOMMENDED.**



## OUTSIDE

Outside, driveway parking for two cars side-by-side approaches the garage and front door with an enclosed front garden of hedgerow and lawn. Gated side access leads to the rear garden which is mainly laid to lawn and features a paved patio outside the French doors of the dining room and a raised decked area perfect for catching the afternoon and evening sun.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected.

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

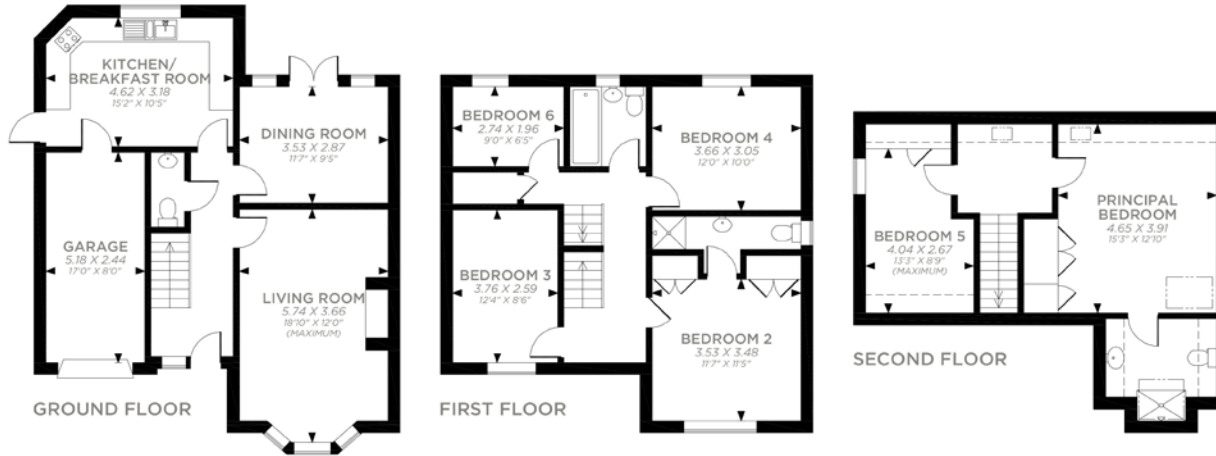
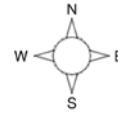
**Council Tax:** Band F

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

**Directions:** Please use postcode RG14 2FA



DORNEYWOOD WAY, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1,691 SQ FT / 157 SQ M  
 LIMITED USE AREA (S) = 74SQ FT / 7 SQ M  
 GARAGE = 142 SQ FT / 13 SQ M  
 TOTAL = 1,907 SQ FT / 177 SQ M



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 The position & size of doors, windows, appliances and other features are approximate only.  
 --- Denotes restricted head height  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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