



109 GREENHAM ROAD
Newbury, RG14 7JE

Carter Jonas

109 GREENHAM ROAD, NEWBURY, RG14 7JE

- Newbury town within easy reach, Newbury train station with direct links to Paddington a 15 minute walk
- Good access to M4 (J13) and A34

Desirable location overlooking Stroud Green · entrance hall with cloakroom · living room · family room · oak dining room fully glazed onto the garden aspect · great kitchen extension with centre island and bi-fold doors accessing the garden · 4 impressive bedrooms including a principal bedroom with ensuite · family bathroom · private and very attractive gardens with gated parking · chain free · Energy Rating D

SITUATION

The property is well located close to Stroud Green an area of attractive open space adjacent to Newbury Racecourse, and within easy access of Newbury town offering a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse and 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 right which benefits from an attractive bay window with views to the front, also from the hall there is access to a cloakroom and family room and access to the remaining extensive ground floor accommodation. A particular feature of the property is an impressive dining room with oak side extension and full height glazing and ceiling. This leads to a well-equipped kitchen with centre island opening to the westerly facing garden via bi-fold doors.

AN IMPRESSIVE EXTENDED SEMI-DETACHED FAMILY HOUSE BENEFITTING FROM 4 BEDROOMS INCLUDING A PRINCIPAL BEDROOM WITH ENSUITE ROOM. THE PROPERTY ALSO BENEFITS FROM 3 RECEPTION AREAS INCLUDING AN IMPRESSIVE KITCHEN AND OAK DINING ROOM FULLY GLAZED ONTO THE GARDEN ASPECT. GATED PARKING AND LOVELY PRIVATE GARDENS. AVAILABLE CHAIN FREE.



Upstairs the feeling of light and space continues with 4 generous bedrooms including a principal bedroom with ensuite. The accommodation is completed by a modern family bathroom. The accommodation is completed by a modern family bathroom.

OUTSIDE

This substantial period house is nicely located with a gated entrance and lawned frontage. The rear garden is a particular feature of the property benefitting from a westerly aspect and being fully enclosed and private. There is a patio leading from the house with a shaded vine trellis and gates at the rear of the garden provide private parking from a quiet and attractive side road.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: West Berkshire Council - 01635 551111

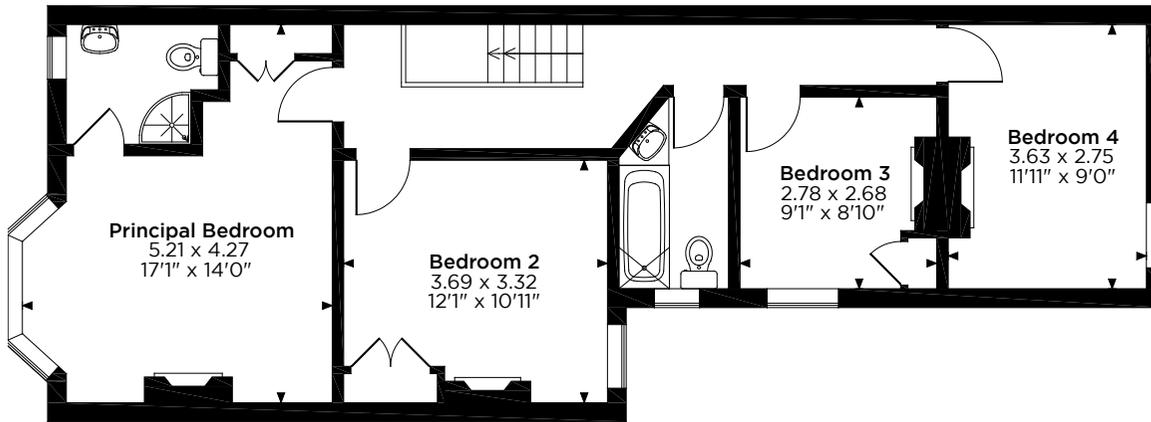
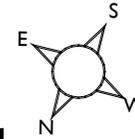
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

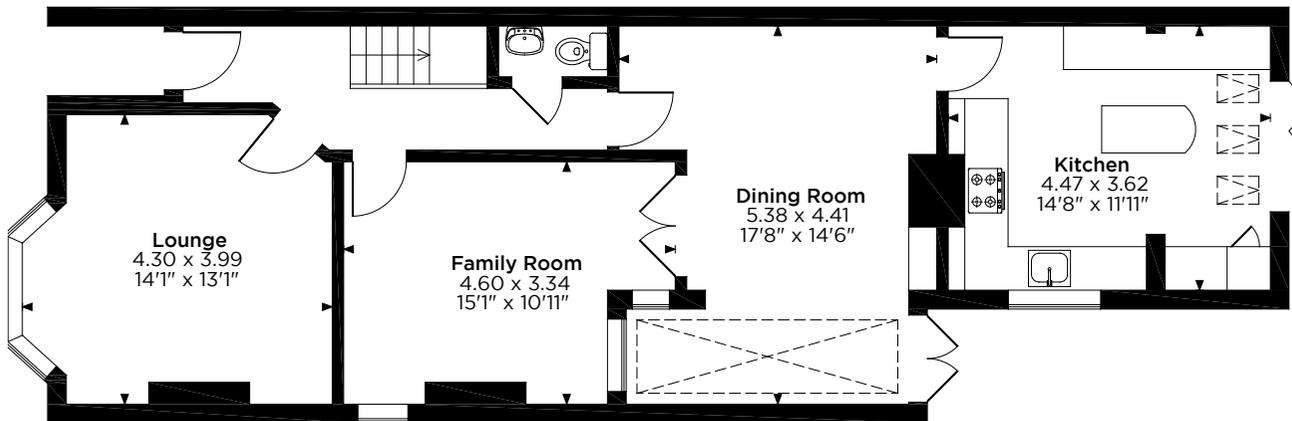
Directions: Please use postcode RG14 7JE



109 Greenham Road, Newbury
 Approximate Gross Internal Area
 145 Sq M/1561 Sq Ft



First Floor



Ground 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	67 D	
39-54	E		
21-38	F		
1-20	G		

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