



15 CHARMWOOD CLOSE

Guide Price £645,000

Carter Jonas

15 CHARMWOOD CLOSE NEWBURY RG14 1XA

- Newbury town centre and mainline (Paddington) train station 1 mile
- M4 (J13) and A34 3 miles

Large entrance hall · cloakroom · lovely sitting room with attractive fireplace and doors onto garden · modern kitchen opening to a dining area · 3 double bedrooms inc a principal bedroom with ensuite and sitting area · luxury family bathroom with bath and separate shower · front lawn, smart block driveway and garage · good rear garden with large patio and wood outbuilding · double glazing · a beautifully finished home · Energy Rating C

SITUATION

Charmwood Close is a quiet cul de sac within the prestigious Donnington area just north of the Town centre. 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

A superb detached house, much improved and beautifully maintained by the current owner. The large entrance hall opens to a turned staircase, ground floor WC and access to the garage. From here there is access to a useful snug room/study to the front and to a generous sitting room with attractive fireplace and doors to a lovely patio and private gardens.

AN IMPRESSIVELY SPACIOUS AND LUXURIOUSLY FINISHED EXTENDED 3 BEDROOM DETACHED HOUSE WITH PARKING, GARAGE AND WELL LOCATED IN A QUIET RESIDENTIAL CUL DE SAC IN THIS PRESTIGIOUS AREA OF NEWBURY. BENEFITTING FROM 3 RECEPTION AREAS, MODERN KITCHEN/DINING ROOM, 3 DOUBLE BEDROOMS INC ENSUITE AND LOVELY SOUTHERLY FACING GARDENS.



The kitchen/dining room is a particular feature with a good quality, modern kitchen with breakfast bar which opens to a useful dining area with doors give additional access to the garden. The kitchen has access to the sitting room and the snug, meaning all of the ground floor accommodation is connected, giving a fantastic flow to the house. Upstairs the feeling of light space and luxury continues with 3 double bedrooms, including a principal bedroom with ensuite and sitting or dressing area. The accommodation is completed by an impressive family bathroom with bath and separate shower. A house with many enhancements, a viewing is highly recommended.

OUTSIDE

To the front of the property there is a smart block driveway with parking and access to the garage, and an attractive front lawn with shrubbed borders and gated side access to the right hand side. The southerly rear garden is generous and private, a large patio leads from the house to a level well-tended lawn, all fully enclosed with a good quality wood workshop at the rear.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, gas fired central heating and air conditioning.

Local Authority: West Berkshire Council - 01635 551111

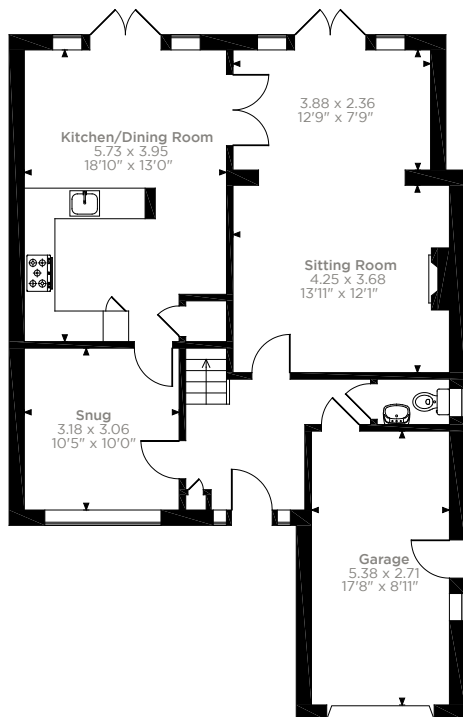
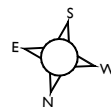
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

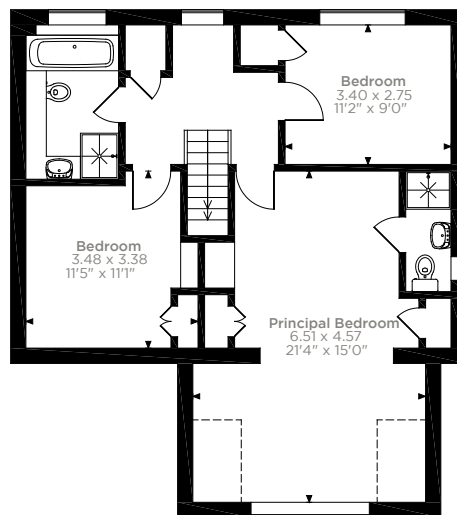
Directions: Please use postcode RG14 1XA



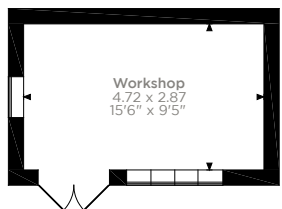
15, Charmwood Close, Newbury
 Approximate Gross Internal Area
 Main House = 134 Sq M/1442 Sq Ft
 Garage/Outbuilding = 29 Sq M/312 Sq Ft
 Total = 163 Sq M/1754 Sq Ft



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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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