



**4 CHERITON CLOSE**  
Guide Price £450,000

**Carter Jonas**



## 4 CHERITON CLOSE NEWBURY RG14 7JT

- Newbury town centre 1 mile
- Newbury station with trains to London Paddington less than .7 of a mile
- M4 (J13) 5 miles

Entrance hall · lounge/diner · kitchen · garden room · cloakroom · 3 bedrooms · bathroom · garage · west facing garden · off street parking · 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

4 Cheriton Close, believed to have been built in the late 1960's and later extended, is an attractive 3 bedroom detached family house in an elevated position to the south of the town. The accommodation briefly comprised a spacious entrance hall with understairs cupboard, a large lounge/diner with a fireplace and doors to the garden, a kitchen with a range of eye and base level units and a very useful garden room with door to the garden and a downstairs cloakroom. On the first floor there are three bedrooms, two of which have built-in wardrobes, and a bathroom with separate shower.

**AVAILABLE WITH NO ONWARD CHAIN IS THIS EXCELLENT DETACHED HOUSE TUCKED AWAY IN THIS CUL-DU-SAC LOCATION WITH PRIVATE WEST FACING GARDEN AND LOCATED ON THE POPULAR SOUTH SIDE OF NEWBURY.**





## OUTSIDE

Outside there is good frontage with area of lawn and shrubs along with a block paved drive providing off road parking. The large rear garden is a particular feature with a private wide west facing paved terrace, area of lawn, shrub borders and a timber shed.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services connected. Solar panels with feed in tariff.

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

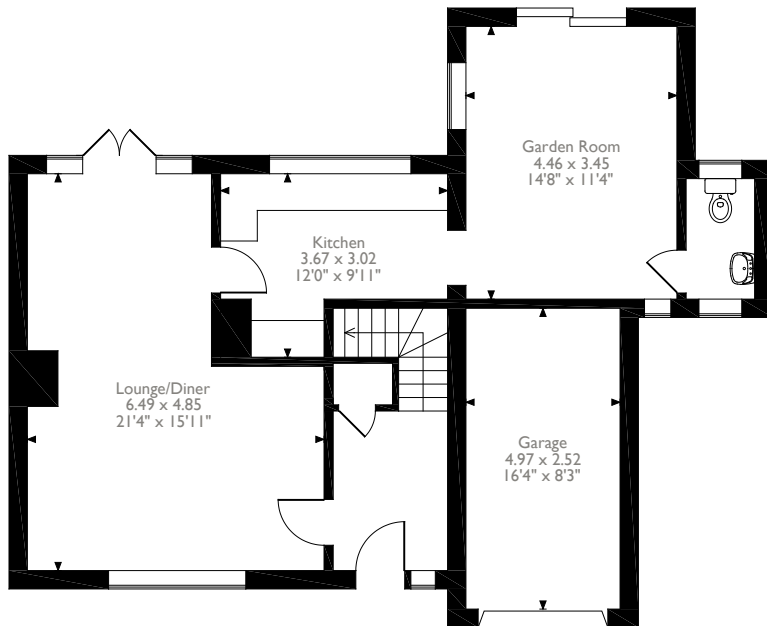
**Council Tax:** Band E

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

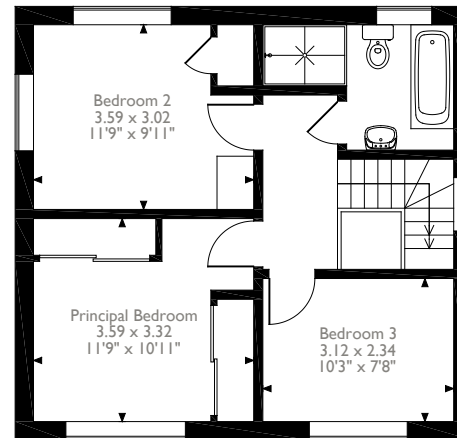
**Directions:** Please use postcode RG14 7JT



4, Cheriton Close, Newbury  
 Approximate Gross Internal Area  
 Main House = 108 Sq M/1162 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 120 Sq M/1291 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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