



**BAYTREE COTTAGE**  
Guide Price £850,000

**Carter Jonas**

## **BAYTREE COTTAGE OXFORD ROAD DONNINGTON RG14 3AA**

- Newbury town centre with trains to London  
Paddington 1 mile  
- M4 (J13) 2.5 miles

Large entrance hall · sitting room with woodburning stove · study/bedroom 5 · beautiful kitchen/breakfast room · utility room · principal bedroom with fitted wardrobes and en suite · 3 further bedrooms · family bathroom · private south facing garden · gravel drive · detached double garage with studio above · Energy Rating C

### **SITUATION**

Baytree Cottage is situated in Donnington which is a very sought after part of Newbury on the northern side of the town. The house is very well placed for excellent communications with the town centre and all its facilities being only a mile away but with very easy access to excellent road links via the A34 and M4 motorway which are all very close by. 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, Historic 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**

Baytree Cottage is a substantial detached house built in the mid 1980's and occupies an elevated position with far reaching views. The current owners have been in the property just over 10 years and have made significant improvements since then.

**AVAILABLE WITH NO ONWARD CHAIN. A BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOM DETACHED HOME WITHIN A MILE OF NEWBURY TOWN CENTRE WITH OPEN VIEWS, DOUBLE GARAGE WITH STUDIO ABOVE AND SOUTH-FACING GARDEN. THE PROPERTY IS DECEPTIVELY LARGE AND HAS BEEN FINISHED TO A HIGH STANDARD THROUGHOUT.**



The accommodation briefly comprises on the ground floor a large and welcoming entrance hall, impressive recently fitted kitchen/breakfast room with adjoining utility room, substantial dual aspect dining room, study/bedroom 5, cloakroom and substantial sitting room with woodburning stove and French doors to the garden. A staircase at the centre of the hall leads to an open landing with plenty of light through the Velux windows. There is an excellent principal bedroom which has banks of built-in wardrobes and a luxury en suite bathroom complete with separate shower cubicle. The accommodation is completed with three further bedrooms and a family bathroom.

#### **OUTSIDE**

There is a double garage with remote electric up-and-over doors, power and electric within the garage and internal stairs to a studio. This incorporates a large open room, kitchenette and shower room so could make an ideal office or spare bedroom. The shared gravel drive leads to a private area providing parking for several cars and 2 storage sheds (in need of some attention). The well tended, level garden is very appealing and wraps around three sides of the property. There is access all around the house and within the garden there is a south facing patio adjacent to the house.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected

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

**Council Tax:** Band G

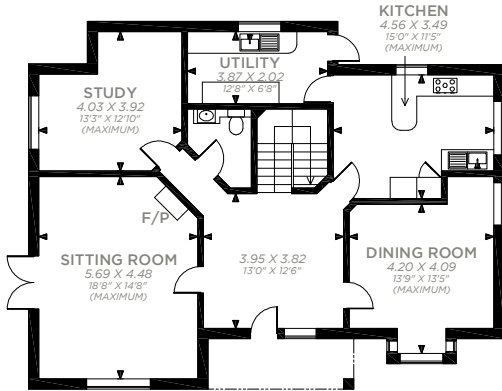
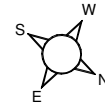
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 3AA

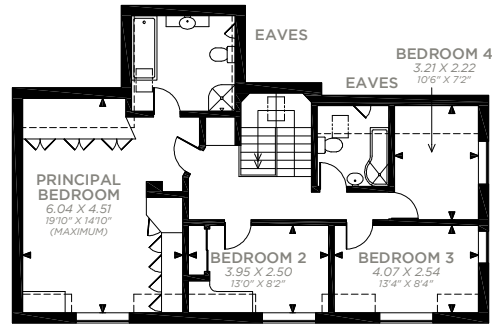


**BAYTREE COTTAGE, OXFORD ROAD, DONNINGTON, NEWBURY**

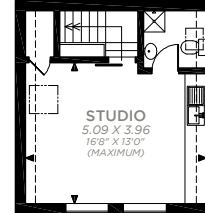
APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1,884 SQ FT / 175 SQ M  
 DOUBLE GARAGE = 260 SQ FT / 24 SQ M  
 STUDIO = 279 SQ FT / 26 SQ M  
 TOTAL = 2,423 SQ FT / 225 SQ M



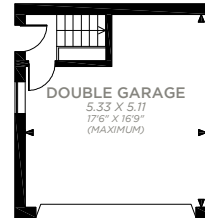
**GROUND FLOOR**



**FIRST FLOOR**



**STUDIO**



**DOUBLE GARAGE**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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