



16 BARTLEMY CLOSE

Guide Price £499,950

Carter Jonas

16 BARTLEMY CLOSE NEWBURY RG14 6LE

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

Extended 4 bedroom semi-detached house · entrance hall · sitting room with bay window · family room/dining room with French doors to the garden · kitchen/breakfast room · cloakroom and rear hallway with access to the garden · 4 bedrooms · wonderful cul de sac location within the catchment for favoured schools · 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

The covered porch opens to the hallway and stairs to first floor with understairs cupboards, to the left is a sitting room with attractive bay window and beyond to a sizable dining room with patio doors to the garden. The property has been extended to the right hand side providing a larger kitchen, fitted with good wall and base units and a ground floor cloakroom with covered walkway providing access to the front and rear gardens. Upstairs the feeling of light and space continues with 4 comfortable bedrooms, and a family bathroom.

AN IMPRESSIVE EXTENDED 4 BEDROOM SEMI-DETACHED FAMILY HOUSE IN A DESIRABLE CUL DE SAC WITHIN NEWBURY'S FAVOURED SOUTHERLY SIDE, THE PROPERTY BENEFITS FROM SPACIOUS AND PRACTICAL ACCOMMODATION, DRIVEWAY AND GENEROUS SOUTH FACING GARDENS. AVAILABLE CHAIN FREE.



OUTSIDE

To the front the property provides a driveway with parking and a lawned front garden and path to the front door, the rear garden is a particular feature of the property with a patio leading from the house to generous level lawns and high hedged borders. All to a southerly aspect. There is a useful garage store and wood shed.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: West Berkshire Council - 01635 551111

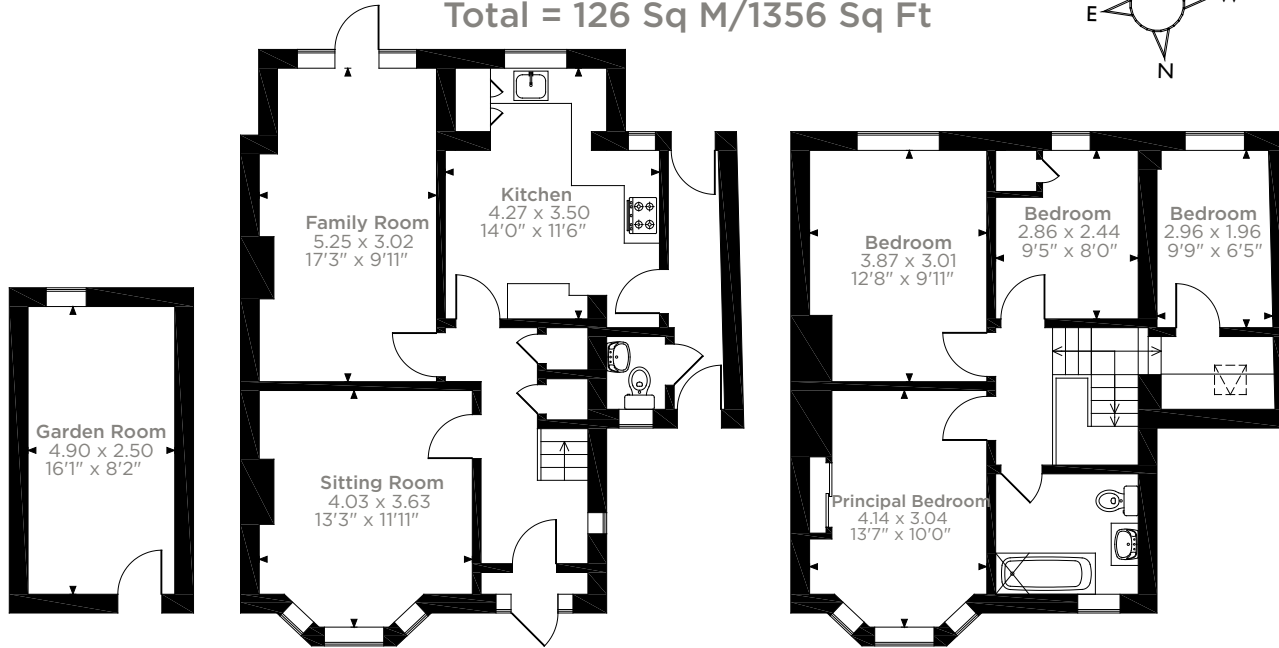
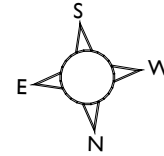
Council Tax: Band E

Viewing: By prior appointment through the Newbury office
01635 263010

Directions: Please use postcode RG14 6LE



16, Bartlemy Close, Newbury
 Approximate Gross Internal Area
 Main House = 114 Sq M/1227 Sq Ft
 Outbuilding = 12 Sq M/129 Sq Ft
 Total = 126 Sq M/1356 Sq Ft



Outbuilding

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	70 C	79 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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