



**3 SNELSMORE BARNs**  
Guide Price £695,000

**Carter Jonas**

## 3 SNELSMORE BARN SNELSMORE NEWBURY RG14 3BU

- Newbury town centre and mainline trains to London Paddington 4.4 miles
- M4 (J13) and the A34 less than 1 mile

Covered porch · entrance hall · cloakroom · sitting room with fireplace · kitchen/dining room · study · utility room · principal bedroom with ensuite shower room · second bedroom with ensuite bathroom · two further bedrooms · family bathroom · double carport with storage facility · well established good sized front garden · rear courtyard garden · additional parking to the front of the property · Downs School catchment · very convenient location for access to the A34 and M4 motorway and Newbury town centre · Energy Rating D

### SITUATION

3 Snelsmore Barns is part of a small development of six converted brick barns which sit within a convenient rural location just over 4 miles north of Newbury 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

3 Snelsmore Barns is a very individual conversion of a brick farm building. It has retained many original features and exposed beams, and all six converted properties have their own private gardens, parking and carports.

**SITUATED IN A RURAL BUT VERY CONVENIENT LOCATION AN ATTRACTIVE FOUR BEDROOM BARN CONVERSION WITH GOOD SIZED GARDEN AND DOUBLE CARPORT.**



The ground floor offers a covered porch, beyond which is an entrance hall, a double aspect sitting room with open fireplace, there is a kitchen/dining room with ample space for a large table, and a separate study. The ground floor is completed by a cloakroom and utility room. On the first floor there are three bedrooms, one with ensuite bathroom, and the family bathroom, and on the second floor there is the principal bedroom with ensuite shower room.

### **OUTSIDE**

To the front of the house, there is a large garden which is screened by mature hedges and contains a variety of established shrubs and plants. To the rear of the house there is a paved courtyard garden, and the pathway provides access to a large car park where there is ample private parking and access to the double carport which also contains a lockable storage area.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water and electricity, private drainage, oil fired central heating

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

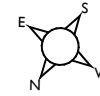
**Council Tax:** Band F

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

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



3 Snelsmore Barns, Snelsmore, Newbury  
 Approximate Gross Internal Area  
 170 Sq M/1831 Sq Ft



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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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