



**2 GROVE ROAD**

Guide Price £900,000

**Carter Jonas**

## 2 GROVE ROAD NEWBURY RG14 1UH

- Newbury town centre and recreational facilities all within walking distance
- Mainline trains from Newbury to London Paddington in less than one hour 1.9 miles
- M4 (J13) 3.5 miles

Covered porch · spacious entrance hall · cloakroom · triple aspect living room with patio doors to the garden · dining room · kitchen · larder · study · shower room · utility room · 4 double bedrooms, 3 with built in wardrobes · family bathroom and separate WC · large gravel drive with ample private parking · large brick store · covered carport · secluded front garden · private south facing rear garden of approximately 2/3 of an acre · ample scope for further extensions and improvements subject to the necessary planning permissions · no onward chain · Energy Rating D

### SITUATION

2 Grove Road is situated in a very popular road opposite the open spaces of Donnington Grove Golf Course and is within level walking distance of Newbury town which 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).

**AVAILABLE FOR SALE FOR THE FIRST TIME IN OVER 40 YEARS AND SITUATED IN A SOUGHT AFTER ROAD ON THE NORTH SIDE OF THE TOWN IS THIS ESTABLISHED DETACHED FAMILY HOME WITH A FANTASTIC SOUTH FACING GARDEN OF APPROXIMATELY 2/3 OF AN ACRE AND ALSO WELL PLACED FOR ACCESS TO THE A34 AND M4 MOTORWAY.**



## DESCRIPTION

2 Grove Road, built in the early 1950's, has been a lovely family home for many years and has been well maintained by the current owner since buying the property in 1980. It is now in need of some updating and there is ample scope for it to be extended subject to the necessary planning permissions. The house currently provides very good accommodation with a central and very spacious entrance hall, cloakroom, good sized triple aspect sitting room with large south facing patio doors allowing plenty of light, separate dining room, which also faces south, and a kitchen which opens into a useful study, shower room and utility room. Upstairs there is a large central landing, 4 good size bedrooms, with built in cupboards, and a family bathroom with separate WC.

## OUTSIDE

The house sits in a lovely level plot and is approached via a five bar gate set on brick pillars leading to a gravel drive offering ample private parking as well as access to the brick store and carport. The rear garden is a particular feature of the property and is well established, with large areas of lawn, surrounded by mature trees, hedges, shrubs and several fruit trees. To the rear there is a "secret" garden which is fully enclosed and could be used for a number of uses.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas fired central heating, double glazing

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

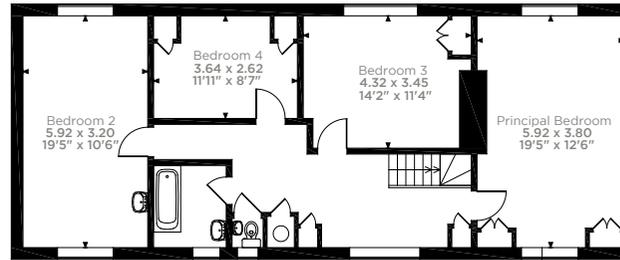
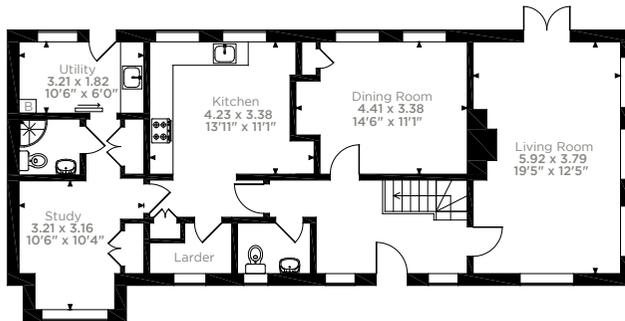
**Council Tax:** Band C

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

**Directions:** Please use post code RG14 1UH



2, Grove Road, Newbury  
 Approximate Gross Internal Area  
 185 Sq M/1991 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	60 D	
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.