



YEW TREE HOUSE

Speen Lane, Speen, RG14 1RJ

Carter Jonas

YEW TREE HOUSE, SPEEN LANE, SPEEN, RG14 1RJ

Newbury within walking distance
Newbury Station 1.3 miles
M4 (J13) 3.8 miles A34 0.4 miles
Waitrose 0.8 miles

Vaulted entrance hall · study · downstairs WC · sitting room · garden room · snug · kitchen/dining room · utility room · boot room · impressive principal bedroom with en suite · guest bedroom with en suite · 2 further bedrooms · family shower room · double garage with storage above · beautiful gardens · Energy Rating C

SITUATION

Yew Tree House enjoys a quiet location not far from Newbury town centre and is located on Speen Lane which is one of the town's most prestigious addresses. Speen is approximately 1 mile from the town centre and a few minutes' drive from the Newbury by-pass which leads north to the M4 and south toward Southampton. 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

Yew Tree House offers generous and flexible accommodation over two floors and has been greatly enhanced by the current owners including replacement windows, doors and gas boiler. Its large well proportioned rooms have recently been decorated in a neutral palette with solid wood flooring predominantly throughout the ground floor.

SO RARELY AVAILABLE IS THIS SUBSTANTIAL DETACHED FAMILY HOME PRESENTED IN EXCELLENT DECORATIVE ORDER. THE PROPERTY SITS IN BEAUTIFUL GARDENS IN EXCESS OF ¼ OF AN ACRE AND LOCATED IN THIS MOST SOUGHT AFTER LOCATION.





The accommodation flows well, having a conventional layout with a large welcoming entrance hall with double height galleried landing and which opens into the garden room, giving a lovely open feel. On the ground floor all the rooms flow off the large entrance hall, namely a spacious and light sitting room that runs front to back of the property with triple aspect windows, plus the study, garden room and snug offer extra family space with substantial proportions. A wonderful kitchen/dining/family room is the heart of the house, off which there is a generous refitted utility room and an excellent boot room. Upstairs the light and neutral decor continues onto the galleried landing area giving access to the four large double bedrooms, two of which are en suite. The principal suite has been extended out over the garden room giving a 180 degree view over the garden, flooding it with light; there is a large dressing area with fitted wardrobes (also potential here for this to convert to a fifth bedroom if required) and luxury refitted bathroom with separate power shower. There are three further excellent double bedrooms the largest of which has an ensuite power shower. The large loft is part boarded with telescopic ladder and subject to planning consents, could be converted to create further living/accommodation.

OUTSIDE

The property is accessed up a gravel drive, sitting centrally in a secure and private plot that offers a large, gravelled parking area to the front with parking for several cars, along with a double garage that has a large loft area, which subject to the right planning consents could potentially be made into a granny/nanny annex. A particular feature of the property is the lovely private garden which wraps around the house with access from both sides of the drive and offers plenty of patio areas perfect for alfresco dining and entertaining. The garden has been greatly enhanced by the current owners with the inclusion of raised vegetable beds, manicured lawns, arbour, and a wonderful summer house.

ADDITIONAL INFORMATION

Tenure: Freehold

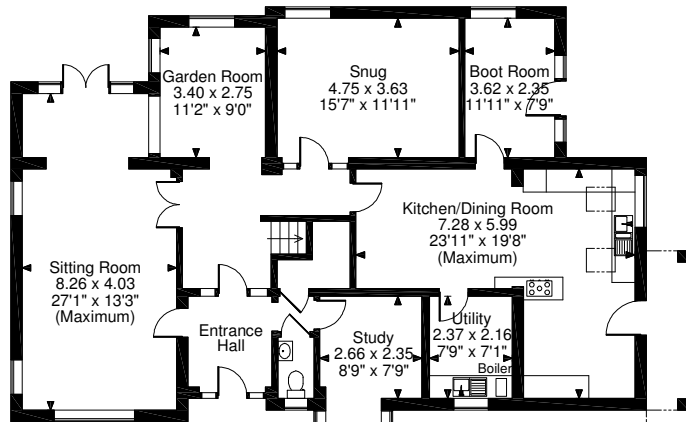
Services: Mains electricity, water and drainage, gas fired central heating

Local Authority: West Berkshire Council – 01635 551111

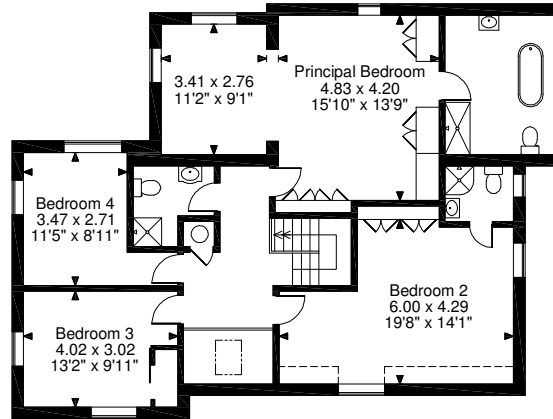
Council Tax: Band F



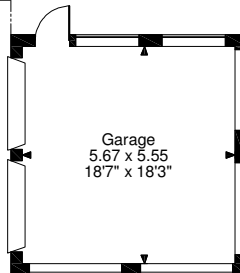
Yew Tree House, Speen Lane, Newbury
Approximate Gross Internal Area
Main House = 2,732 sq ft / 254 sq m
Garage = 339 sq ft / 31 sq m
Restricted Head Height = 24 sq ft / 2 sq m
Total (Including Restricted Head Height Areas) = 3,095 sq ft / 288 sq m



Ground Floor



First Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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