



ASPEN

Oxford Road, Newbury

Carter Jonas

ASPEN, OXFORD ROAD, NEWBURY RG14 3AA

- Newbury 1 mile
- Newbury Station 2 miles
- M4 (J13) and A34 2.5 miles

Covered porch · Entrance hall · Cloakroom · Family room · Sitting room · Dining room · Kitchen/breakfast room · Utility · Galleried landing · Principal bedroom with en suite · 3 Further double bedrooms · Family bathroom · Double garage · Large drive · Lovely west facing garden · Over 0.4 of an acre · EPC rating C

SITUATION

Aspen enjoys an open location not far from Newbury town centre and is situated in the sought after area of Donnington on the outskirts of the town. 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

Aspen was built in the mid 1970's and is an attractive and extremely light 4 bedroom detached house. The property has been well designed so that it takes full advantage of the morning and evening sun. The property is positioned centrally in its plot which allows for plenty of space both to the front and rear. The property comprises a welcoming open entrance porch with built in cupboards and door through to the entrance hall where there is access to the garage, a spacious downstairs cloakroom, a substantial dual aspect sitting room with electric fire and steps down to a dining room.

FIRST TIME ON THE MARKET, THIS IMPRESSIVE DETACHED 4 BEDROOM FAMILY HOME HAS GROUNDS OF APPROXIMATELY 0.4 OF AN ACRE, PRIVATE WEST FACING GARDEN AND IS LOCATED IN EVER POPULAR DONNINGTON.



The kitchen/breakfast room has a range of eye and base level units, large breakfast bar and patio door to the garden. There is a useful utility room with plenty of storage space. The accommodation on the ground floor is completed by a further good sized reception room with feature brick wall and gas fire. On the first floor there is an open landing with access to the principal bedroom with built in wardrobes and en suite shower room. There are 3 further bedrooms, 2 with built in wardrobes, and a substantial family bathroom comprising a suite of panelled bath, low level wc and wash hand basin.

OUTSIDE

The property is approached through brick pillars onto a gravel drive with parking for several cars and flanked by low brick walls. There is an excellent double garage with electric up and over door and stairs up into the house. The front garden is primarily laid to lawn and interspersed mature trees including a lovely weeping willow. The rear west facing garden is predominantly laid to lawn with shrub borders and surrounded by mature hedging and timber panel fencing. There is an expansive patio area adjoining the house ideal for alfresco dining.

ADDITIONAL INFORMATION

Tenure: Freehold

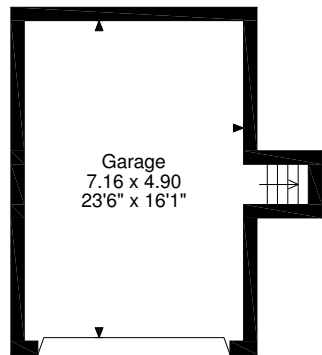
Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band E

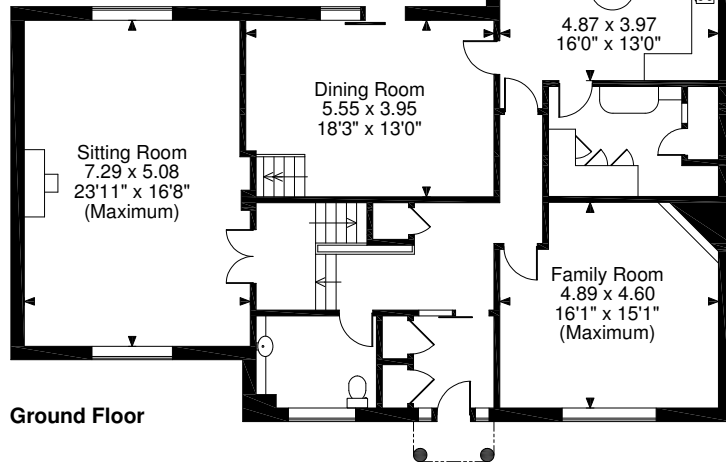
Viewing: By prior appointment through the Newbury office 01635 263010.

Directions: RG14 3AA: From the Robin Hood roundabout take the exit signposted A4 Hungerford. At the next roundabout turn right keeping Waitrose on your left hand side, continue up through Donnington village straight over the first mini roundabout, at the second mini roundabout fork right, continue on for a short drive and the property will be seen on the left hand side.



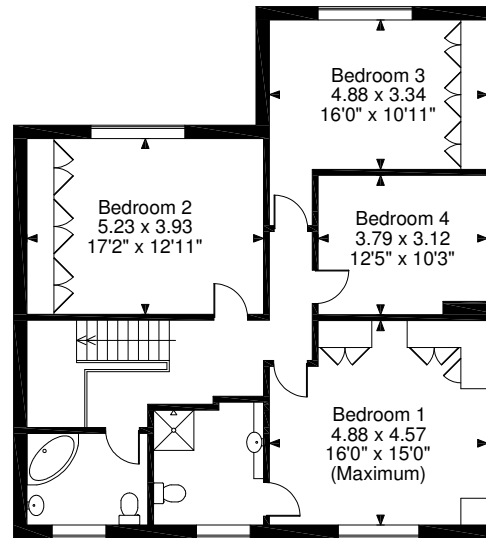
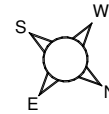


Lower Ground Floor



Ground Floor

Oxford Road, Newbury
Approximate Gross Internal Area
Main House = 2,606 sq ft / 242 sq m
Garage = 392 sq ft / 36 sq m
Total = 2,998 sq ft / 279 sq m

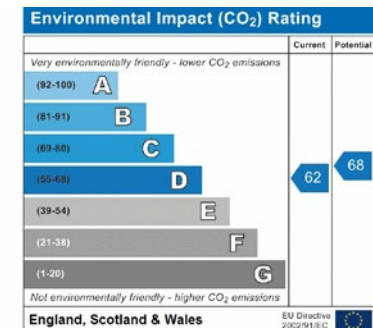
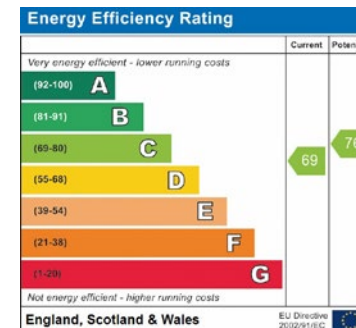


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Offices throughout the UK



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