



## **SAGE HOUSE, NEWTOWN COMMON RG20 9AR**

- Newbury town and mainline station 2 miles
- A34 2 miles, M4 (J13) 6 miles
- Basingstoke 15 miles

Porch · large entrance hall · double aspect sitting room · fantastic kitchen/dining/family room with roof lanterns and bi-folding doors · utility room · study or potential fifth ground floor bedroom · ground floor shower room · central landing · principal bedroom with en suite shower room · 3 further bedrooms · family bathroom with bath and shower · very high quality construction with excellent fixtures and fittings throughout · ample drive for private parking · generous sized paved rear terrace for outside dining · lawned garden · fully enclosed and very private · Council Tax Band tbc · Energy Rating B

### **SITUATION**

Sage House is a brand new individual one off property that is situated in a secluded location at the top of Jonathan Hill, just outside Newtown, and on Newtown Common. The property is approached via an unadopted lane leading into the common and is very private but not isolated. From the house there are lovely walks over the surrounding common land but the facilities offered by Newbury town centre are only a short drive away. 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).

**SITUATED IN A LOVELY PRIVATE AND SECLUDED LOCATION ON NEWTOWN COMMON A BRAND NEW DETACHED HOUSE OFFERING A FANTASTIC KITCHEN/FAMILY ROOM, EXCELLENT OTHER ACCOMMODATION, ALL FINISHED TO A HIGH SPECIFICATION.**



## DESCRIPTION

Sage House is a brand newly built property that is now ready for occupation and is fully floored throughout and finished to a high standard. The house offers very light accommodation and after entering the property there is a central entrance hall to one side of which is a large double aspect sitting room, and on the other side a study that could be used as a fifth bedroom as there is a shower room located just beyond this room so could service this if it was used as a bedroom. The main feature of the ground floor is the very large and very light kitchen/dining/family room which has two sets of bi-fold doors opening out to the surrounding terrace and two large ceiling lanterns again allowing plenty of light. The kitchen is fitted with a range of wall and base units with built in appliances including fridge, freezer and dishwasher and there is a central island with a hob. Off the kitchen is a useful utility room. On the first floor there is a central landing with window allowing plenty of light, a principal bedroom with en suite shower room, 3 further bedrooms and a family bathroom with bath and shower. All the bathrooms are finished to a high standard with quality tiling and sanitaryware.

## OUTSIDE

The property is approached via a 5-bar gate beyond which is a large area of drive providing ample off road private parking. To either side of the house there is an open pathway providing access to the rear with a raised bed on one side. Directly behind the house is a wide and very generous paved patio which is perfect for outside entertaining and dining. Beyond this the garden is all lawned and it is screened by fencing and mature trees.

## ADDITIONAL INFORMATION

**Services:** Mains electricity, water and drainage, electric air source heap pump

**Local Authority:** Basingstoke & Deane Borough Council

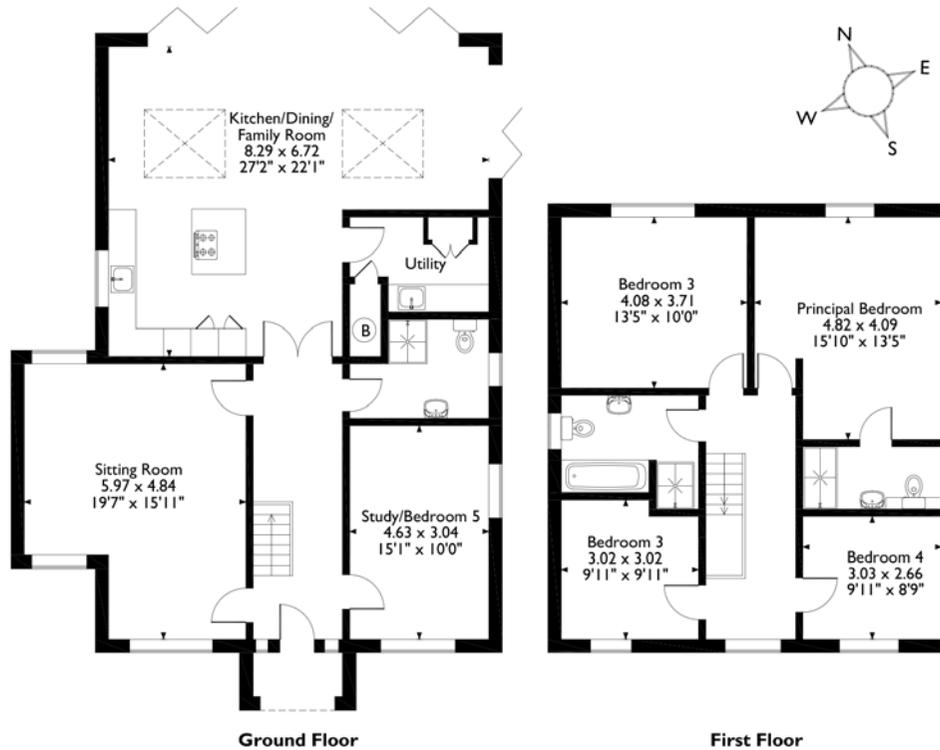
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** On driving up the hill keeping the Swan Pub on your right hand side continue on and follow signs to the Village Hall, this will take you over the common where the house will then be seen on the right hand side.



## Sage House, Newtown Common, Hampshire

Approximate Gross Internal Area  
190 Sq M/ 2045 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	82 B	90 B
69-80	C		
55-68	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.