



SIMBURA

Guide Price £799,999

Carter Jonas

SIMBURA WORLDS END BEEDON RG20 8SA

- Newbury centre and mainline station 6 miles
- M4 (J13) 2.5 miles
- A34 1mile

Covered porch entrance · hallway and store cupboard · impressive living room · dining room · kitchen · newly extended utility room and luxurious shower room · large brick based conservatory · 3 double bedrooms including a principal bedroom with built in wardrobes · family bathroom · double glazing · detached office · 1/2 acre gardens · chain free · Energy Rating D

SITUATION

Beedon is a small village located only a short drive north of Newbury. It is surrounded by delightful open countryside yet ideal for commuting, being only 10 minutes drive from junction 13 of the M4 for access to London, Bristol or the south, and the A34 for access to Oxford and the north. For rail commuters there is a choice of services from either Didcot or Newbury with fast trains to London Paddington which take less than an hour.

DESCRIPTION

Simbura is an attractive, well maintained detached family house well located in this desirable village. The living space is extensive with an impressive living room, separate dining room and a large, good quality brick based conservatory giving access and lovely views over the garden. The property has been recently extended to offer a new utility room and beautifully finished shower room giving useful additional space downstairs. There is also a great deal of potential to extend the property further. Upstairs the feeling of light and space continues with 3 double bedrooms and a family bathroom.

AN IMPRESSIVE AND SPACIOUS DETACHED HOUSE IN WELL TENDED ½ ACRE GARDENS. THE PROPERTY OFFERS GENEROUS LIVING SPACE AND HAS BEEN RECENTLY EXTENDED WITH A FANTASTIC UTILITY AND GROUND FLOOR SHOWER ROOM. ALSO BENEFITING FROM A DETACHED OFFICE, EXTENSIVE DRIVEWAY AND DOUBLE GARAGE. OFFERING GOOD POTENTIAL AND WELL LOCATED. AVAILABLE CHAIN FREE.



OUTSIDE

A particular feature of the property is the ½ acre plot with fantastic gardens. The gated entrance opens to a large gravel driveway and attractive centre turning circle with pond. To the right side is a pretty area of wild flower garden and to the left gates protect and give access to the rear garden and to the detached office building with Gigaclear internet connection available which continues through the house. From the conservatory there is a lovely deck area leading to the extensive garden, there is a barbecue hut and well tended level lawns surrounded by high hedging.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating, septic tank drainage

Local Authority: West Berkshire Council - 01635 551111

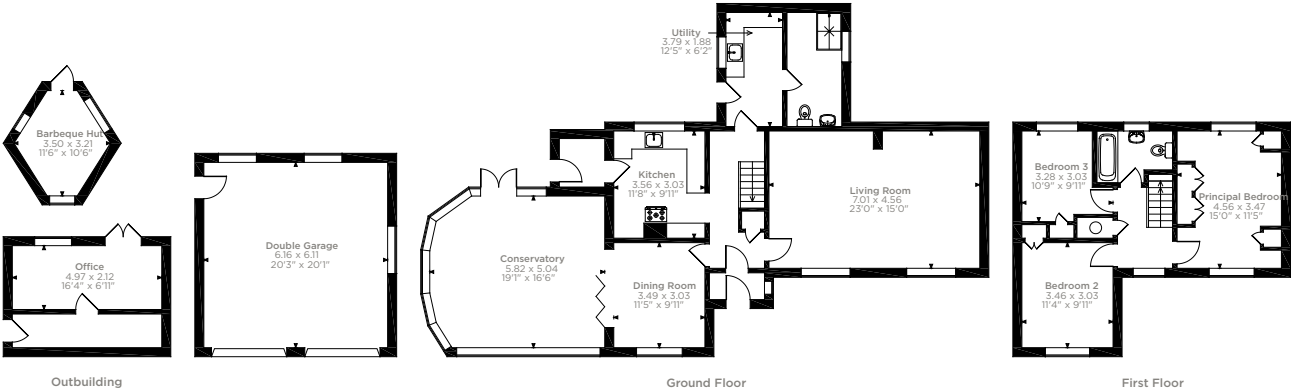
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 8SA



Simbura, Worlds End Beedon, Newbury
 Approximate Gross Internal Area
 Main House = 161 Sq M/1733 Sq Ft
 Garage = 38 Sq M/409 Sq Ft
 Outbuilding = 24 Sq M/258 Sq Ft
 Total = 223 Sq M/2400 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		92 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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