



**42 GROVE ROAD**

Guide price £700,000

**Carter Jonas**

## 42 GROVE ROAD NEWBURY RG14 1UL

- Newbury town centre and mainline train station with trains to London Paddington 1.2 miles
- Easy access to the A34
- M4 (J13) 3 miles

Porch · entrance hall · cloakroom · double aspect sitting room · dining room · kitchen/breakfast room · utility · 4 double bedrooms · bathroom · separate WC · ample drive · single garage · large south facing garden of approximately 0.2 of an acre · Council Tax Band E · Energy Rating D

### SITUATION

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

42 Grove Road is situated on the north side of Newbury, in a convenient location close to the town centre facilities but also with easy access to the surrounding countryside and excellent road links to the A34 and M4 motorway. The house, which has been a lovely family home for many years, offers very good accommodation and presents an incoming purchaser the chance to put their own mark on it. There is also enormous scope for it to be extended to create additional accommodation, especially as it is in a very generous plot so there is ample space for any additions.

**SITUATED OPPOSITE THE OPEN SPACES OF DONNINGTON GROVE GOLF COURSE IS THIS LOVELY HOME PRESENTED IN GOOD CONDITION THROUGHOUT. THERE IS HUGE SCOPE FOR IT TO BE EXTENDED SUBJECT TO THE USUAL PLANNING PERMISSIONS. IT HAS A LARGE SOUTH FACING PLOT OF APPROXIMATELY .2 OF AN ACRE.**



On entering the house there is a spacious hallway and cloakroom, dining room, a double aspect sitting room, kitchen/breakfast room and a separate utility. Upstairs there is a central landing giving access to the 4 double bedrooms, separate WC and a family bathroom. Opposite the house there is the open space of Donnington Grove Golf Club.

### **OUTSIDE**

The property has a large tarmac in and out drive providing off road parking and access to the single garage, which can also be accessed internally via the utility room. The south facing rear garden is a particular feature of the house and is primarily laid to lawn and flanked by shrub borders. Adjacent to the house there is a patio running the width of the house and also within the garden there is a timber shed and greenhouse.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

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

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

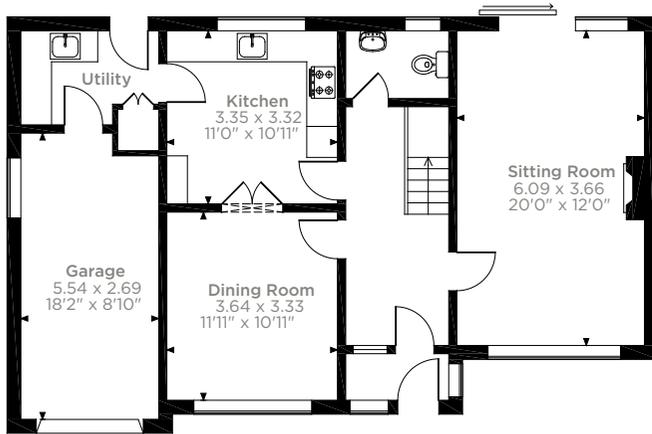
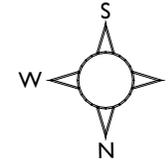
**Council Tax:** Band E

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

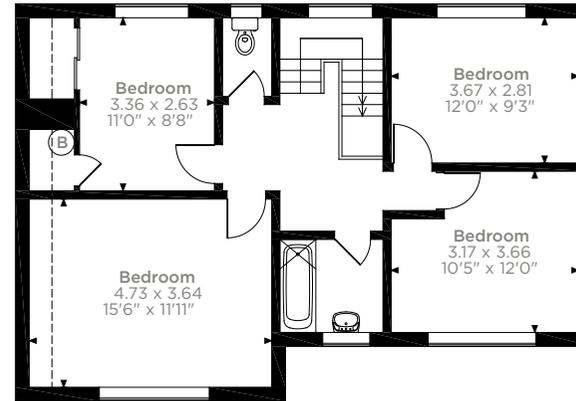
**Directions:** Please use post code RG14 1UL



42 Grove Road, Newbury  
 Approximate Gross Internal Area  
 151 Sq M/1625 Sq Ft



Ground Floor



First Floor

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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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