



199 ANDOVER ROAD
Guide Price £975,000

Carter Jonas

199 ANDOVER ROAD NEWBURY RG14 6NB

- Newbury 1.5 miles
- Newbury station 1.2 miles
- M4 (J13) 5 miles

Impressive entrance hall · wc cloakroom · family room/office · substantial sitting room · stunning kitchen/breakfast room · expansive utility room · boot room · principal bedroom with en suite shower room and dressing room/5th bedroom · 3 further bedrooms · family bathroom · landscaped rear garden with fabulous covered patio area and covered pergola · front garden providing off road parking for several vehicles · Energy Rating C

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

199 Andover Road is a substantial 5 bedroom house that has been greatly extended and improved over the years to create a lovely family house in an ideal location for the nearby amenities and facilities. On entering the property there is an expansive hall, with cloakroom off, stairs to the first floor and access to the sizeable family room/office. There is an excellent sitting room with doors to the garden and glazed doors to the dining/kitchen/breakfast room. This is a particularly impressive room with a stunning range of eye and base level units, large breakfast bar and integral appliances.

AN ABSOLUTELY BEAUTIFULLY PRESENTED AND VERY SPACIOUS 5 BEDROOM DETACHED HOUSE WITH STUNNING KITCHEN/BREAKFAST ROOM AND PRIVATE LANDSCAPED SOUTH FACING GARDEN. THE PROPERTY IS IDEALLY LOCATED IN THE CATCHMENT AREA OF FAVOURED LOCAL SCHOOLS AS WELL AS WALKING DISTANCE TO THE TOWN AND STATION.



Adjoining here is the excellent utility room and a separate boot room. On the first floor there is an impressive principal bedroom suite with dressing room (previously a double bedroom) and en suite shower room. There are 3 further bedrooms, 2 of which have built in wardrobes, and a lovely family bathroom. There is ample storage space in a boarded loft space.

OUTSIDE

To the front there is a large gravel drive with parking available for several cars while to the rear there is a stunning landscaped garden which is primarily laid to lawn with shrub borders. Of particular note is the excellent and extensive patio area with covered pergola roof ideal for outdoor dining.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected.

Local Authority: West Berkshire Council – 01635 551111

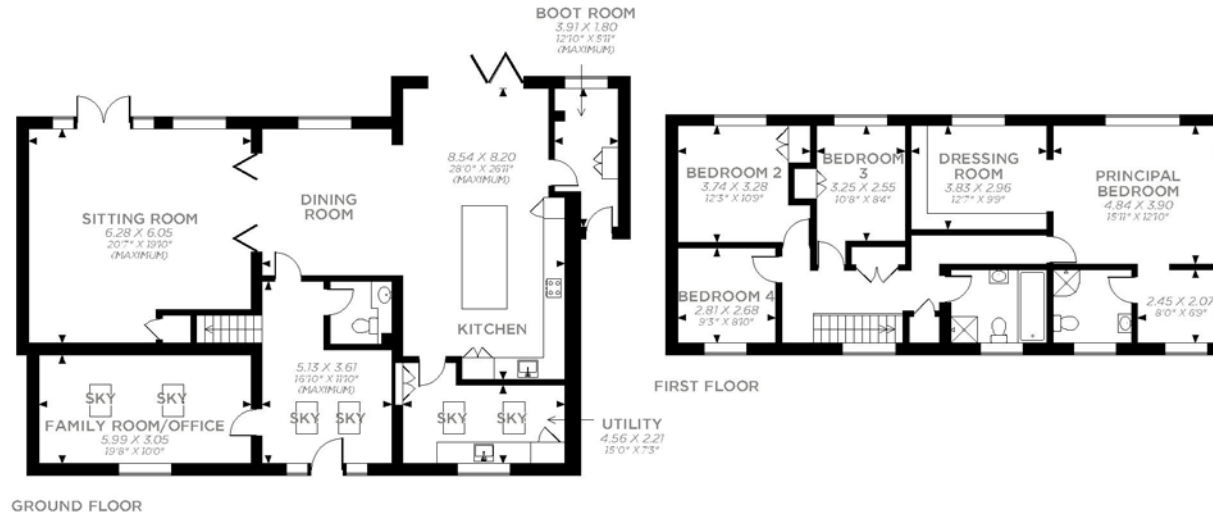
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 6NB



ANDOVER ROAD, NEWBURY
APPROXIMATE GROSS INTERNAL AREA
2,649 SQ FT / 246 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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