



**4 ORMONDE GARDENS**

Guide Price £875,000

**Carter Jonas**



## 4 ORMONDE GARDENS NEWBURY RG14 1TG

- Newbury town and mainline station 1 mile
- London Paddington from Newbury about 60 minutes
- M4 (J13) and A34 3 miles

Entrance hall · cloakroom · sitting room · dining room with doors to garden · third large living room · kitchen/breakfast room with garden access · utility room · 4 impressive bedrooms including a principal bedroom with ensuite (fourth bedroom currently used as a large dressing room) · family bathroom · double garage and generous driveway with private parking · private well-tended gardens · 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

The house is quietly tucked away at the rear of the cul de sac of the College Mews development built by David Wilson Homes in one of the most popular parts of Newbury. The front door opens to the large entrance hall with turned staircase and cloakroom and with access right and left through impressive double doors to 2 large reception rooms – a unique design especially requested by the owners at the point of build and providing additional living space. From the left-hand living room there is access to a dining room.

**AN IMPRESSIVE AND SPACIOUS 4 BEDROOM DETACHED HOUSE ON THIS PRIVATE AND DESIRABLE DEVELOPMENT TO THE NORTH OF NEWBURY TOWN. BENEFITTING FROM A UNIQUE DESIGN PROVIDING EXTRA LIVING SPACE INCLUDING 3 RECEPTION AREAS, KITCHEN/BREAKFAST ROOM, DOUBLE GARAGE AND LOVELY GARDEN.**





There is a well fitted kitchen/breakfast room with double doors accessing the garden, this links to a useful utility room with side access to the front and rear. Upstairs the feeling of light and space continues with 4 generous bedrooms including a principal bedroom with ensuite. The fourth bedroom is currently used as a large dressing room and can easily be reinstated. The accommodation is completed by a modern family bathroom.

## OUTSIDE

Outside an attractive frontage with large drive with parking for numerous cars leads to a detached double garage set back behind the house. There is an area of well-tended front lawn with smart hedging. The sizable rear garden offers something for everyone, a patio leads from the rear of the house with short steps down to the lawn, to the left; set behind the garage is a lovely hidden area of decking providing a tranquil spot for relaxing. The gardens offers outside water taps, multiple power points and lighting.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

**Council Tax:** Band C

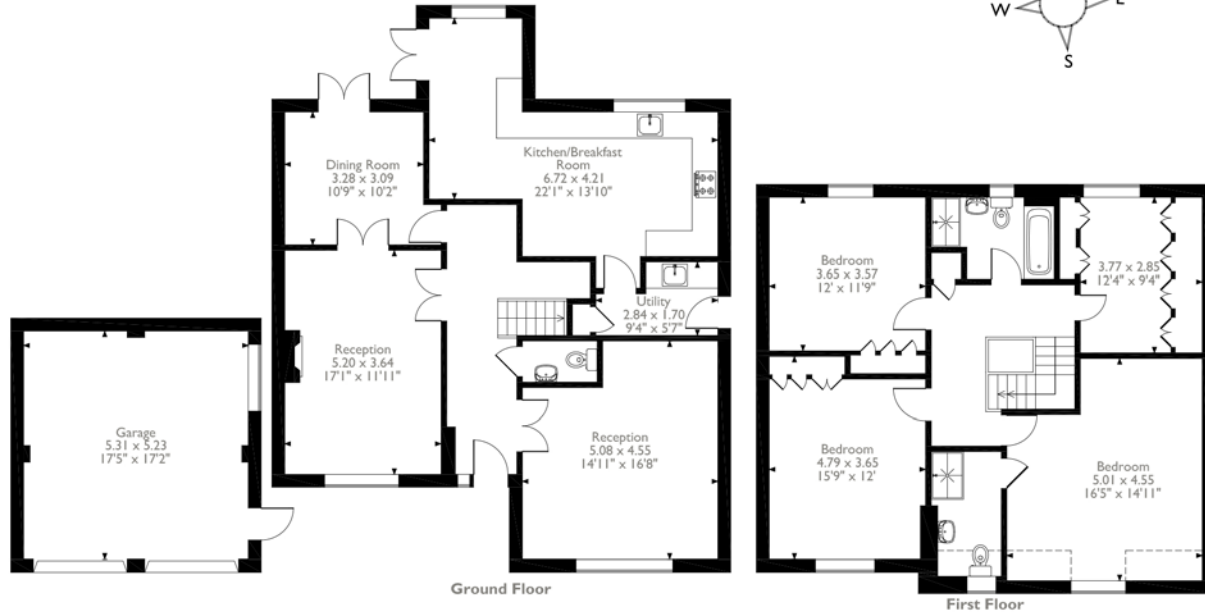
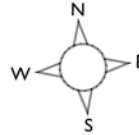
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 1TG





4, Ormonde Gardens, Newbury  
 Approximate Gross Internal Area  
 Main House = 183 Sq M/1970 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 211 Sq M/2271 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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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