

FOR SALE

Offers in Excess of £625,000



York Road,, Newbury,

DESCRIPTION

A rare opportunity to acquire one of the finest examples of a Victorian semi-detached family home on the ever-desirable York Road. Beautifully renovated and impeccably styled throughout, this outstanding four-bedroom family home is ready for immediate occupation—simply move in and start living.

From the moment you arrive, the property makes a striking impression. The charming townhouse-style frontage hints at the elegance within, where period character and contemporary design combine seamlessly to create a home of real distinction. Step inside and you're welcomed by a bright, sophisticated interior, where high ceilings, original detailing and a carefully curated neutral palette set the tone.

The stunning bay-fronted lounge offers an elegant yet comfortable retreat with its large wood burning stove, while the impressive dining room provides the perfect setting for entertaining and memorable family occasions. To the rear, a superb kitchen and breakfast room extension delivers a stylish, light-filled space designed for modern living. With a vaulted ceiling, quality fittings and doors opening directly onto the garden, it's a space that effortlessly connects indoor and outdoor living. A separate utility room and ground floor WC add further convenience.

Upstairs, the sense of space continues with three beautifully presented bedrooms and a well-appointed family bathroom. The principal bedroom offers generous proportions and built-in storage, while the additional rooms provide flexibility for growing families or home working. The standout loft conversion creates a fantastic master fourth bedroom suite, complete with its own en suite—ideal for guests, teenagers, or a private workspace.

Outside, the south-facing garden is expertly designed to offer multiple areas for relaxing and entertaining, it combines patio spaces, mature planting and a versatile garden room—perfect as a home office, studio or gym—all within a wonderfully private setting. Gated rear access onto Stroud Green which is a designated Conservation Area.

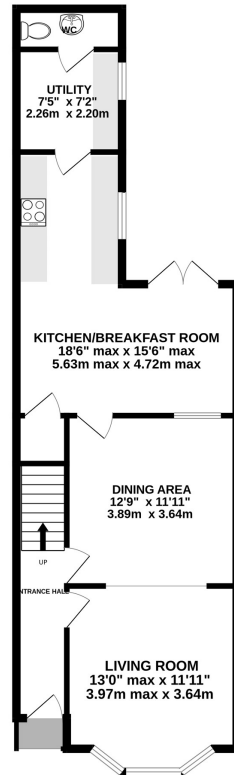
Positioned on one of the area's most sought-after roads, this home offers the best of both worlds: a peaceful residential setting within easy walking distance of the town centre, excellent schools, and superb transport links, including direct routes to London. Homes of this calibre on York Road rarely come to market. Early viewing is highly recommended.



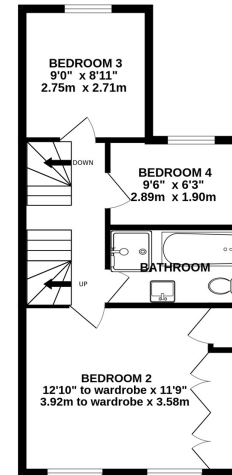
ENERGY EFFICIENCY RATING



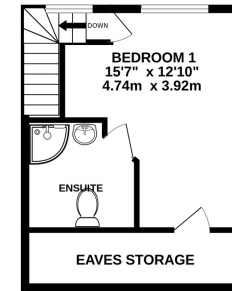
GROUND FLOOR
600 sq ft. (55.4 sq.m.) approx.



1ST FLOOR
444 sq ft. (41.2 sq.m.) approx.



2ND FLOOR
303 sq ft. (28.1 sq.m.) approx.















OFFICESTORE ROOM
99 sq ft. (9.2 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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-  **Full of Character**
-  **Entrance hallway**
-  **Living room with bay window and large wood burning stove**
-  **Dining room with potential for an open fire place**
-  **Kitchen/ breakfast room**
-  **Utility room and WC**
-  **First Floor:**
-  **Large double bedroom with built in wardrobes**
-  **Two further well proportioned bedrooms**
-  **Newly fitted family bathroom with separate shower and bath**
-  **Top Floor:**
-  **Master bedroom with a good size en suite shower room**
-  **Beautifully landscaped South facing rear garden**
-  **Gated rear access onto Stroud Green**
-  **Outbuilding and garden shed**
-  **Ofsted-Outstanding nursery just 5 minutes' walk away**



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