

FOR SALE

Guide Price £750,000



Priory Road, Newbury

DESCRIPTION

A charming and delightful semi detached Victorian family home situated in one of the most prestigious addresses in Newbury within walking distance to Newbury town and the railway station. Set in glorious gardens with a large studio/ home office to the rear boundary.

The property has been extended and refurbished by it's current owners to a very high standard retaining many period features and is presented for sale in excellent condition throughout. The kitchen is certainly the 'Wow' factor of the property with a step down to a dining area with two sets of Bi-fold doors leading to an amazing mature garden.

The accommodation is arranged over three floors and comprises:- Spacious entrance hallway with period features and solid wooden flooring, lounge with bay window/ seating and open fire, dining room with full length window and fire place, utility room, downstairs shower room, an amazing kitchen which is fitted with a range of kitchen furniture, integrated dishwasher, under floor heating, 8 ceiling mounted speakers suitable for connection to a Sonos system, space for a range cooker, wine fridge and fridge/freezer, island bar and step down to the dining area with two sets of bi-fold doors leading to the garden.

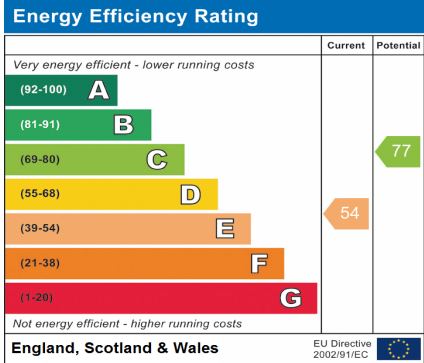
On the first floor there are is a guest suite, ensuite with under floor heating and two further double bedrooms and a lovely spacious family bathroom with stand alone Victorian style roll top bath with claw feet, corner shower cubicle and w.c. On the top floor there is a lovely master suite with large dormer windows with amazing views across Newbury, built in Sharps wardrobes, the ensuite has under floor heating, a shower, w.c. and wash basin.

To the side of the property there is a narrow driveway. Electric gates leading to rear of property.

There is a beautiful mature rear garden with terraced patio where one can enjoy alfresco dining, steps leading to the lawn with well stocked flower and shrub borders with an array of flowers, plants and shrubs offering all year round interest. There is a garden shed, sauna and a large studio/ home office which has a kitchenette and WC. Ideal for someone working from home or as a gym. The garden is enclosed and offers a degree of seclusion.

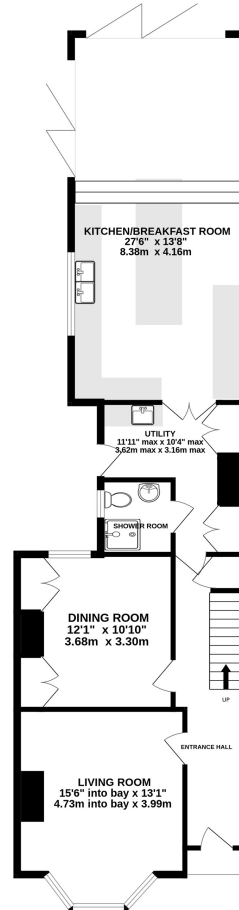


ENERGY EFFICIENCY RATING





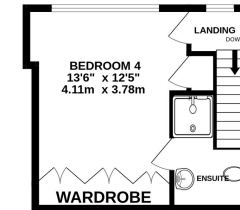
GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



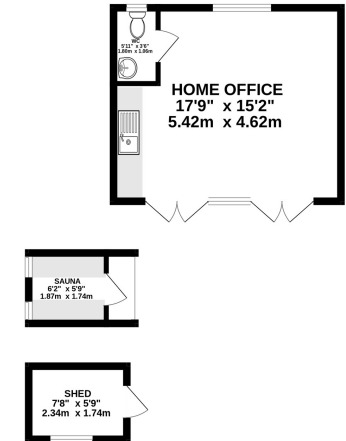
1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.1 sq.m.) approx.



OUTBUILDINGS
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.6 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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-  Welcoming entrance hallway
-  Bay fronted living room
-  Dining room
-  Shower room
-  Utility room
-  Large kitchen/ breakfast room
-  Three double bedrooms, one with ensuite shower room
-  Spacious family bathroom
-  Master bedroom with en suite shower room on the top floor
-  Enclosed rear garden
-  Worcester Greenstar boiler installed June 2022
-  Unvented hot water cylinder replaced April 2023
-  Home office/ studio with WC and kitchenette
-  Sauna and garden shed
-  Gas fired central heating
-  Electric underfloor heating in the kitchen/ breakfast room and two ensuites



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