



New Road

Cricketts



New Road, Newbury, RG14 7RU

£635,000



#### DESCRIPTION

This beautifully presented five-bedroom family home is located on the highly sought-after Original Racecourse development, within walking distance of Newbury Racecourse, the railway station, and Newbury town centre. The Newbury Retail Park, offering a wide range of major retailers, coffee shops, and a Tesco superstore, is just a short drive away.

Lovingly maintained by its current owners, the property is in excellent condition throughout. Originally extended by previous owners, it offers spacious, light, and airy accommodation perfect for modern family living. The ground floor features a welcoming entrance hallway, a downstairs cloakroom, and a generous lounge/dining room with woodburning stove and the original Parky flooring. The well-equipped kitchen includes a small breakfast bar and flows into a versatile breakfast room/family room/playroom, with convenient access to an integral garage.

Upstairs, the first floor provides five well-proportioned bedrooms, a family bathroom, and a separate shower room, accessed from a divided landing ensuring plenty of space for everyone.

The exterior of the property boasts a large paved front patio, providing ample parking for several vehicles. Side access leads to the beautifully landscaped rear garden, which features a paved patio ideal for alfresco dining, along with steps leading to a lush lawn framed by attractive flower and shrub borders that offer enjoyment year-round. This charming and spacious home is a rare find in a prime location, perfect for growing families seeking convenience and comfort.

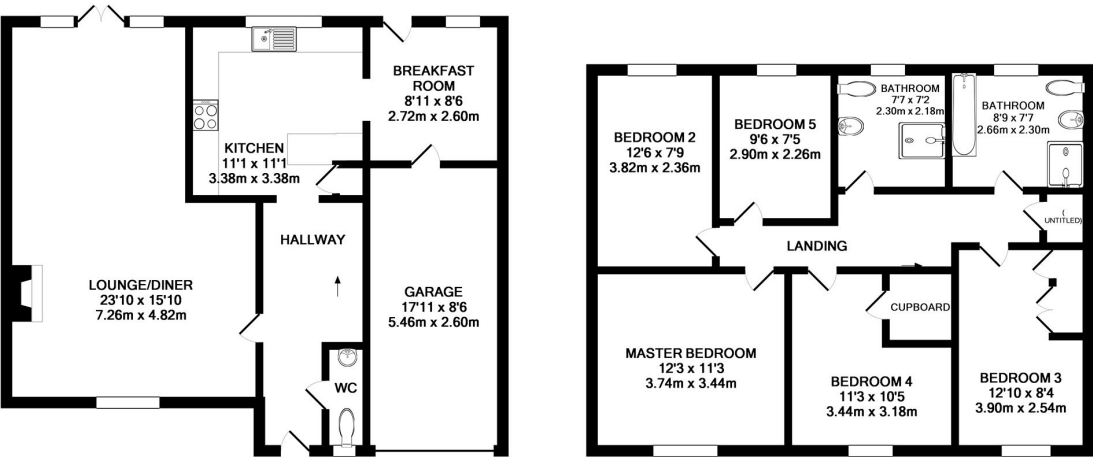
- 🏠 Entrance hallway
- 🏠 Cloakroom
- 🏠 Large lounge/ dining room
- 🏠 Kitchen
- 🏠 Breakfast room
- 🏠 Fully enclosed rear garden with patio area
- 🏠 Integral garage
- 🏠 Master bedroom
- 🏠 Four further bedrooms
- 🏠 Shower room
- 🏠 Bathroom
- 🏠 Driveway parking
- 🏠 Council tax Band E
- 🏠 Gas fired central heating

Directions

From the offices of Cricketts Estate Agents proceed along London Road to the Robin Hood roundabout following the signs for Southampton. At the Burger King roundabout take the first exit onto the mini roundabout, then the third exit onto Greenham Road. At the mini roundabout turn left onto Racecourse Road. Continue over the next mini roundabout and follow the road bearing to the right, passing the Stroud Green park, this road will turn into New Road. follow the road up the hill and the property will be found on your right hand side.

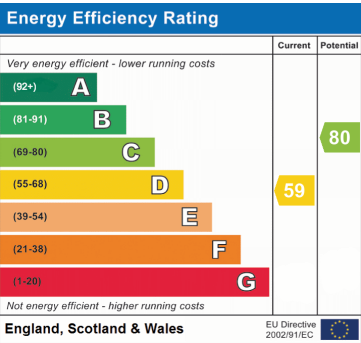
Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre



GROUND FLOOR  
APPROX. FLOOR  
AREA 785 SQ.FT.  
(72.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.7 SQ.M.)  
  
TOTAL APPROX. FLOOR AREA 1525 SQ.FT. (141.6 SQ.M.)  
  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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