



The Folly

Cricketts

The Folly, Newbury, RG14 7JG

£475,000



DESCRIPTION

A deceptively large chalet style family home situated in a prime residential location in The Folly, which is an address that local people aspire to live.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED

The property has been very well maintained by it's current owner over the years and is presented for sale in excellent condition throughout. The accommodation is very light and airy and comprises:- Porch, hallway with stairs leading to the 1st floor, large lounge/dining room, conservatory, kitchen, utility room and downstairs cloakroom. On the first floor there are four bedrooms and a family bathroom.

To the outside front of the property there is a driveway affording parking for two cars.

The front garden is mainly laid to lawn with mature hedging and shrubs

There is a beautiful garden to the rear with paved patio where one can enjoy alfresco dining. Mainly laid to lawn with attractive flower beds and mature borders. Gated access to the rear.

- 🏠 Welcoming entrance hall
- 🏠 Lounge
- 🏠 Dining area
- 🏠 Conservatory with French doors leading out onto the garden
- 🏠 Kitchen
- 🏠 Utility room and cloakroom
- 🏠 Four double bedrooms, two with built in cupboards
- 🏠 Family bathroom
- 🏠 Garage
- 🏠 Driveway parking
- 🏠 Enclosed, West facing rear garden
- 🏠 Council tax band E

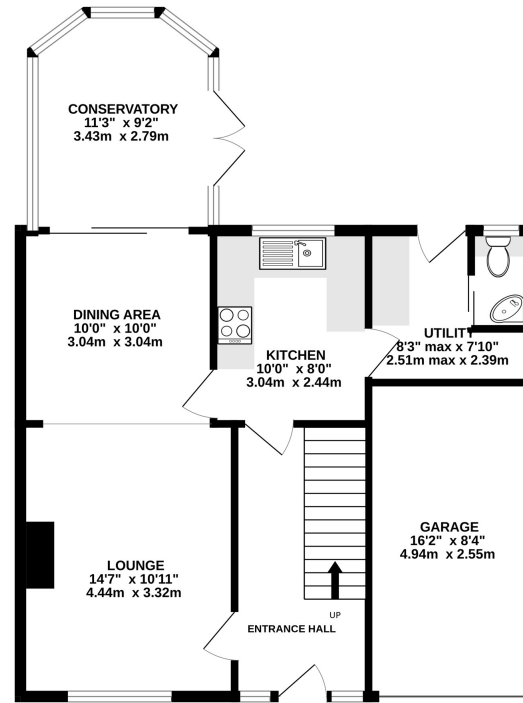
Directions

Head south out of Newbury on the A339 and at the Burger King roundabout take the second exit onto Greenham Road. Proceed up the hill and at the Plough on the Green turn right into The Folly, take the immediate left road remaining in The Folly and the property will be found a short distance on the right.

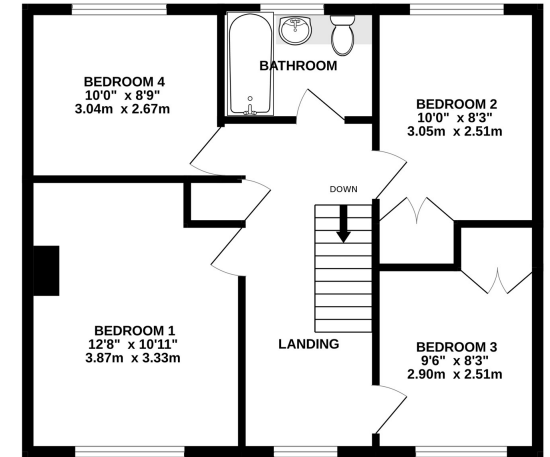
Local Information

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. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. 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
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.2 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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