

FOR SALE
£850,000



Sandleford Lane, Greenham

DESCRIPTION

A stunning five bedroom, double fronted detached family home which has been extended on the ground floor to create an amazing kitchen/dining/family room situated in a highly sought after location to the South side of Newbury. The front of the house over looks a recreational green. The property is walking distance of Newbury Retail Park and Tesco's Superstore and has excellent communication links.

DON'T MISS OUT ON THIS GRAND OPPORTUNITY TO PURCHASE THIS AMAZING FAMILY HOME. SIMPLY MOVE IN AND PUT YOUR FEET UP!!! TO EXPERIENCE THE AMBIENCE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. (2,282 sq.ft.)

The current owners have replaced all of the bathrooms with top quality fixtures and fittings and have redecorated very tastefully throughout in modern lifestyle colours.

The accommodation comprises:- A grand reception hallway, study, cloakroom, dining room, large lounge with a modern German wood burning stove, the conservatory is open plan to the lounge, an amazing kitchen fitted with a range of integrated appliances and marble worksurfaces and is also open plan to the family room with Bi-fold doors leading to the garden. There is a lovely turned staircase from the hall rising to a spacious landing on the first floor with doors leading to a generous master bedroom with built in wardrobes and en suite shower room, guest bedroom, three further double bedrooms and a large family bathroom. The property boasts off road parking on the driveway.

The front of the house is accessed via a personal pathway which has been relayed with white porcelain slabs and the front borders have been replanted.

A beautiful south/westerly rear garden mainly laid to lawn with a variety of mature shrubs and plants. Patio where one can enjoy alfresco dining. The garden is fully enclosed and offers a high degree of seclusion.

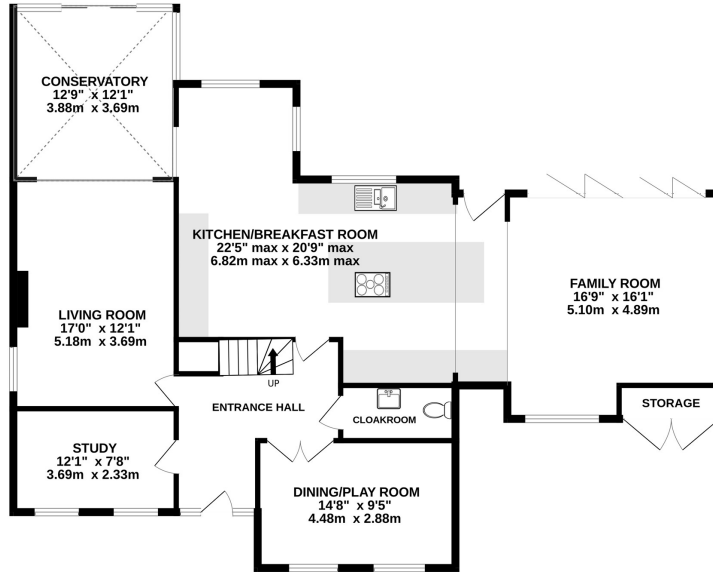


ENERGY EFFICIENCY RATING

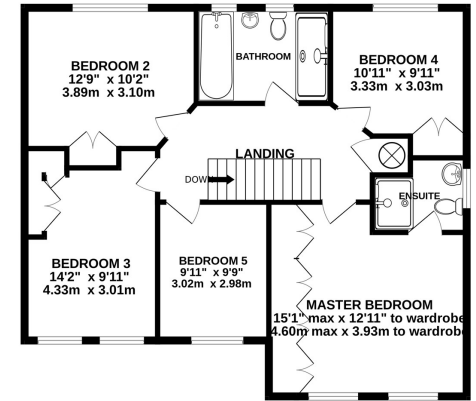
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.




















1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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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-  Reception hallway
-  Study
-  Cloakroom
-  Dining room/ family room
-  Large lounge
-  Conservatory
-  Stunning kitchen/ breakfast room
-  Master bedroom with en suite
-  Guest bedroom
-  Three further double bedrooms
-  Family bathroom
-  Driveway parking
-  Family room
-  Fully enclosed Westerly facing rear garden
-  Views across recreation grounds
-  Council Tax band F
-  Park House School catchment area



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452