















Butson Close

Cricketts

Butson Close, Newbury, RG14 5JQ

£421,400



-  Entrance hallway
-  Sitting room
-  Kitchen
-  Utility room
-  Conservatory
-  Three bedrooms
-  Shower room
-  Driveway parking for three cars
-  Enclosed rear garden
-  Council tax band D
-  St Bartholomew School catchment
-  PV solar panels

DESCRIPTION

Situated within walking distance of Newbury town centre and the railway station, this beautifully maintained two/three-bedroom detached bungalow offers spacious and versatile living in a highly desirable location. With scenic walks along the Avon and Kennet Canal just moments away, this charming home combines convenience with a peaceful setting.

The light and airy accommodation is thoughtfully designed, beginning with an inviting L-shaped reception hallway. The generous lounge is perfect for relaxation and opens via patio doors into a delightful conservatory, where French doors provide seamless access to the stunning private garden. The well-appointed kitchen is fitted with a range of stylish units and integrated appliances, including an oven, hob, extractor, dishwasher, and fridge freezer. Additional practicality is offered by a rear porch and utility room. A further reception room provides excellent flexibility, ideal for use as a dining room, study, or third bedroom. PV solar panels on the south side of the roof.

Externally, the property boasts a driveway offering off-road parking for three cars. The fully enclosed rear garden is a true highlight, offering a high degree of privacy and benefits from rear access. Beautifully landscaped with a well-maintained lawn, attractive flower and shrub borders for year-round interest, and a paved patio perfect for alfresco dining, it provides a tranquil retreat to enjoy in all seasons.

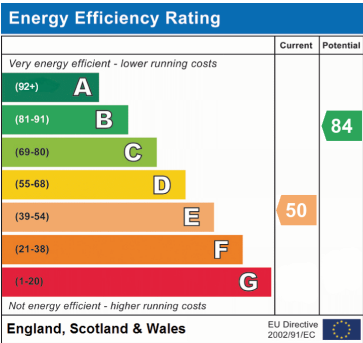
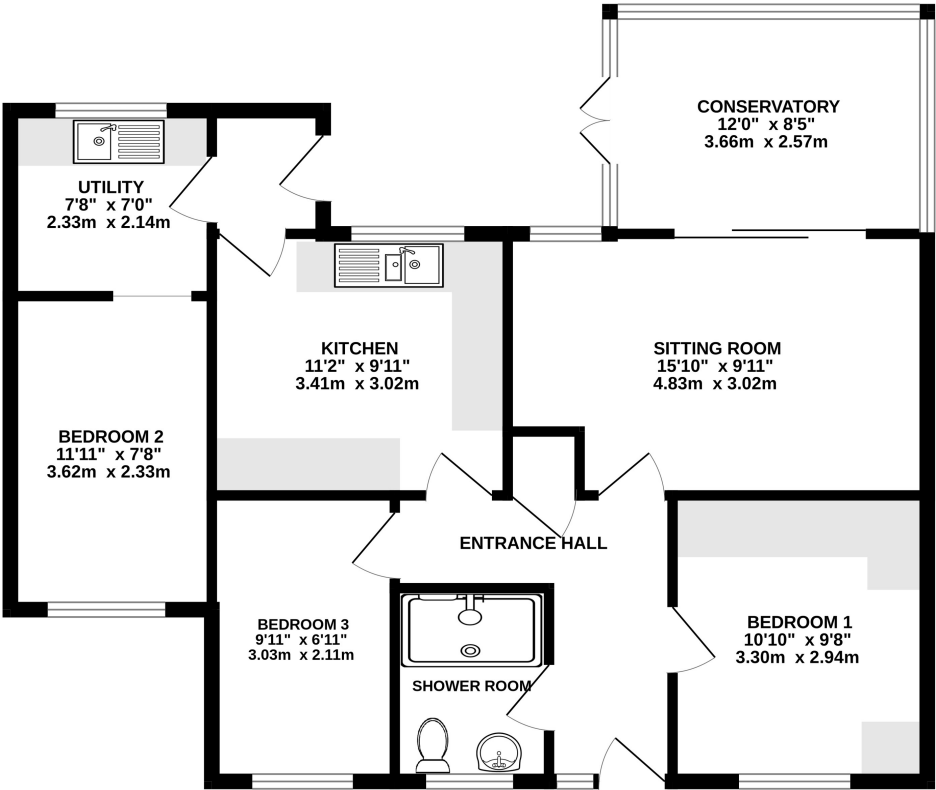
Directions

Proceed out of Newbury on the A339 and take the slip road sign posted to the Railway station turn right into Cheap Street and bar left on the one way system onto Market Street. At the traffic lights turn left into Bartholomew Street and first right into Craven Road continue towards the end of the road and turn left into Chalfont Road at the crossroads proceed straight across and turn left into Russell Road and Butson Close will be found on the left .

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.

GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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.



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

