



Hambridge Road

Cricketts

Hambridge Road, Newbury, RG14 5TA

£400,000



DESCRIPTION

This beautifully extended Victorian terrace offers a perfect blend of period charm and modern living, featuring a stunning loft conversion that has transformed the second floor into a luxurious master bedroom with an ensuite bathroom. The property is ideally located within a short walk to the racecourse train station, which provides direct links to London Paddington, as well as being close to Sainsbury's superstore. With excellent transport connections via the A4 and junction 13 approximately 4-5 miles away, this home is perfect for commuters

Lovingly maintained by its current owners to a high standard, the home boasts spacious and welcoming accommodation. Upon entering the reception hallway, you're greeted by a warm and inviting lounge, complete with an attractive open fireplace. A door leads to the dining room, which also features a fireplace, adding to the character of the home. The kitchen/breakfast room is well-equipped with a range of fitted furniture and integrated appliances, including an oven, hob, extractor, fridge/freezer, and dishwasher. The breakfast area offers delightful views of the large, mature garden, accessed through French doors. Adjacent to the kitchen is a spacious utility room with plumbing for a washing machine, space for a tumble dryer, an additional fridge, and a door leading to the garden.

On the first floor, there are two double bedrooms, one of which features a built-in wardrobe. The second-floor loft conversion provides a fantastic master bedroom, complete with an Ensuite bathroom featuring a cast iron, roll-top Victorian bath, a separate shower cubicle, and a high-level WC that complements the period features of the home.

The outside space is equally impressive, with a large, mature rear garden that offers a peaceful retreat. A raised patio area is perfect for alfresco dining, with steps leading down to a lush lawn bordered by mature shrubs, plants, and colourful flowers. A charming pergola, entwined with climbing shrubs, adds a touch of elegance to the garden, which is fully enclosed and offers a high degree of privacy.

- 🏠 Entrance Hallway
- 🏠 Conservatory
- 🏠 Living Room with Feature Fireplace
- 🏠 Dining Room
- 🏠 Kitchen/ Breakfast Room
- 🏠 Two Further Bedrooms On The First Floor
- 🏠 Family Shower Room
- 🏠 Master Bedroom with Ensuite Bathroom
- 🏠 Approx 98ft Fully Enclosed Rear Garden
- 🏠 Council Tax Band B
- 🏠 Victorian Features
- 🏠 Walking Distance To Town Centre
- 🏠 Close To Local Amenities
- 🏠 Walking Distance To Train Station
- 🏠 Great Condition Throughout
- 🏠 Park House School Catchment

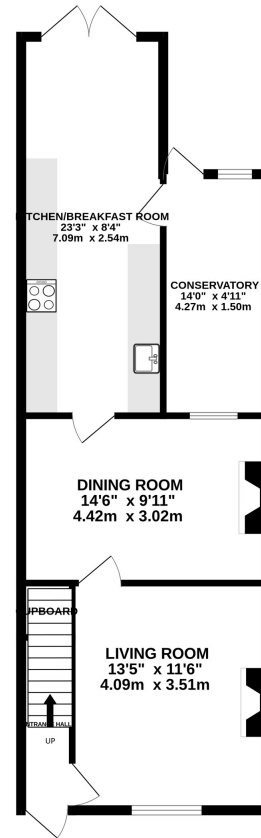
Directions

From the offices of Cricketts Estate agents proceed south on the A339, take the 1st exit left on the Sainsburys roundabout into Mill Lane passing the police station. At the cross roads turn right up the hill, at the next cross roads turn left, into Hambridge Road continue along the road and the property will be found a short distance on your left hand side.

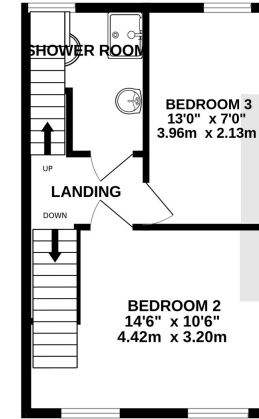
Local Information

Being the principle 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 sits in an area of outstanding natural beauty and enjoys a rich heritage as well as enjoying an excellent range of facilities including the famous racecourse. Newbury still holds the 800 year old street market twice a week and the town centre boasts a variety of department stores and independent shops. There is a choice of many sporting activities from health clubs, bowls and golf, to fishing on the River Kennet. For entertainment, the town has it's own theatre, cinema and many excellent restaurants, bistros and pubs located both in the town and the surrounding villages. Newbury offers the best of town and country living. The major shopping centres of Reading, Oxford and Basingstoke are within a comfortable distance and the mainline train station is also on the southern side of Newbury with intercity trains to Reading (c20minutes) and London Paddington (c50minutes). In terms of communications the M4 junction 13 is approximately 4 miles, with the A34 skirting the town. Newbury and Thatcham have main rail connections to London (Paddington).

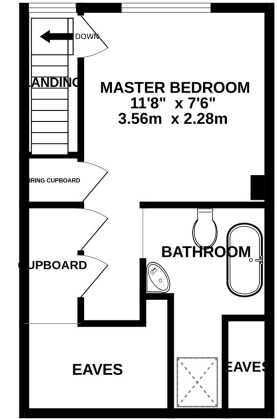
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	69

TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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. Made with Metropix ©2024

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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