



Cogent Crescent

Cricketts

14 Cogent Crescent, Newbury, Berkshire. RG14 7WN.

£485,000 Freehold



- Town house
- Open plan Kitchen and dining
- Lounge with Juliet balcony
- Two bathrooms
- Downstairs toilet
- Utility cupboard
- Driveway parking and a garage
- Garden and patio area

Situated within the highly sought-after Racecourse development, this impressive three-storey townhouse occupies a quiet crescent and offers spacious, versatile living arranged over three floors. Built by David Wilson Homes to a high specification, the property benefits from quality fixtures and fittings throughout.

The accommodation comprises: Ground Floor – Welcoming reception hallway with utility cupboard, shower room, and a fourth bedroom/home office. The garage has been thoughtfully converted to create an additional reception room, providing excellent flexibility for a playroom, study, or snug.

First Floor – A stylish open-plan layout with a modern fitted kitchen/dining area, offering ample work surfaces, a range of contemporary units, and integrated appliances. This flows seamlessly into the bright and spacious lounge, which enjoys a Juliet balcony.

On the second Floor – There is a Principal bedroom with en suite shower room, two further double bedrooms, and a family bathroom.

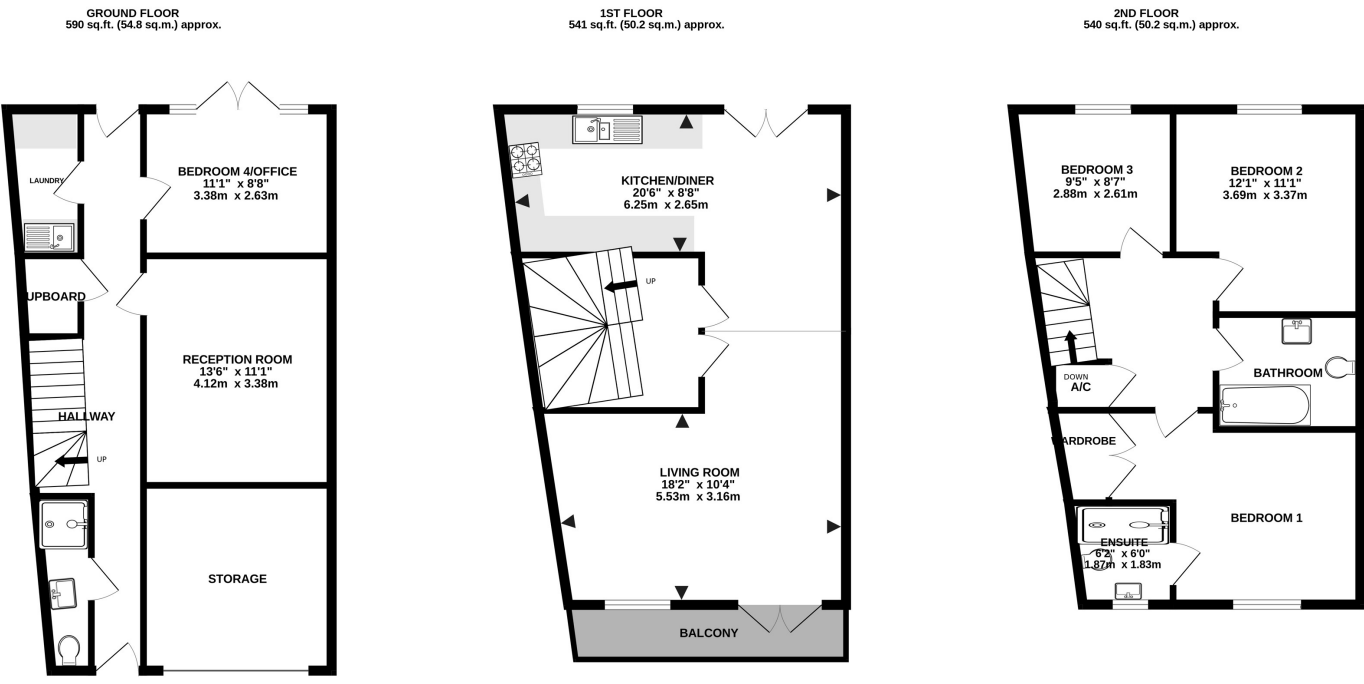
Externally, the property benefits from parking to the front, while the rear garden is fully enclosed and designed for easy entertaining with a paved patio area, perfect for alfresco dining. The Racecourse development is well positioned for excellent road communications via the A4, A34, and M4 (Junction 13), while Newbury's mainline rail station provides a direct service to London Paddington. The vibrant town centre offers an array of shopping, dining, and leisure facilities, including major retailers, restaurants, wine bars, and recreational amenities.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (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 | |

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** E



TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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