



Catherine Road

Cricketts

7 Catherine Road, Newbury, Berkshire. RG14 7NA.

Offers in Excess of £699,995 Freehold



- NO ONWARD CHAIN
- Built in 1935
- Stunning detached family home
- Three reception rooms
- Four bedrooms
- Sun room
- Garage and driveway parking
- Beautiful west-facing garden
- Town centre location
- St Bartholomew's school catchment
- St. John's and St. Nicolas primary school catchment

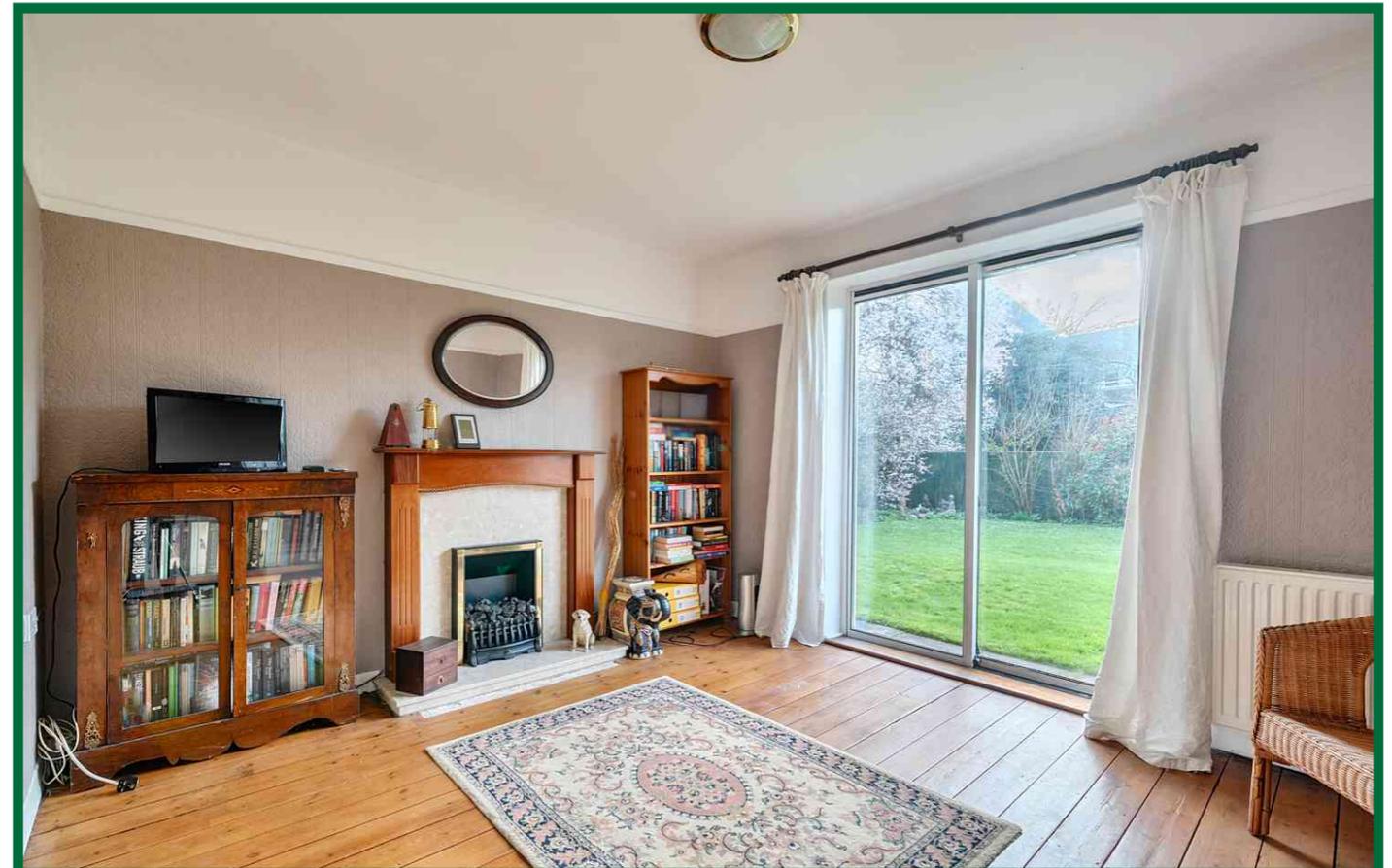
A detached 1930's family home on Catherine Road, full of original character and generous, flexible space, set just moments from Newbury railway station and the town centre. The house still carries its period soul, with original internal doors and wooden flooring, giving the property a sense of history.

The ground floor opens with a welcoming hall. Off this are a cloakroom and a bright living room with an open fireplace and doors to a sun room overlooking the garden; a second lounge with sliding doors leading out to the garden; a separate dining room and a kitchen with direct access to the garage. The layout has a natural flow and offers plenty of scope to reconfigure or extend if desired.

Upstairs, four bedrooms and the bathroom facilities provide comfortable family living, with the proportions and ceiling heights you'd expect from a 1930s build.

The west-facing garden enjoys afternoon and evening sun, creating a great setting for outdoor dining or future landscaping. There is side access on both sides of the house, driveway parking with scope to increase, and the overall plot lends itself well to further development or modernisation.

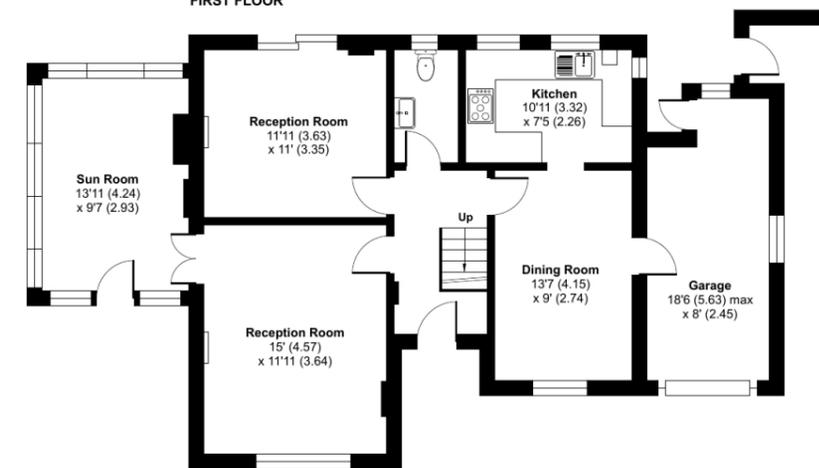
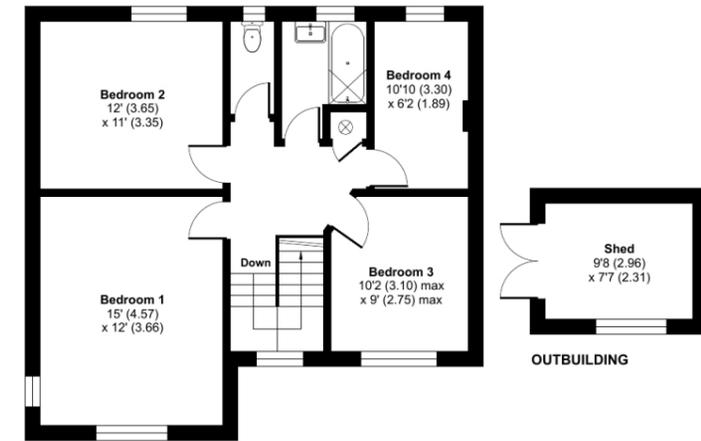
Catherine Road is one of Newbury's most sought-after addresses, known for its quiet, established feel and unbeatable proximity to the railway station and town. Homes here rarely come to market, and this one offers both period charm and significant potential to shape it into something truly special.





Catherine Road, Newbury, RG14

Approximate Area = 1460 sq ft / 135.6 sq m
 Garage = 138 sq ft / 12.8 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 1672 sq ft / 155.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Crickets of Berkshire. REF: 1424608

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(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



ABOUT US: We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.

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