

FOR SALE
£605,000



Chaucer Crescent, Newbury

DESCRIPTION

This exceptional four-bedroom semi-detached family home, complete with a self-contained annexe, has been thoughtfully reconstructed by the current owners to an outstanding standard. Designed in a contemporary style, the property offers beautifully presented, light-filled accommodation throughout, perfectly suited to modern family living. Upon entering, you are welcomed by a spacious reception hallway that sets the tone for the rest of the home. The impressive lounge provides a warm and inviting space, enhanced by a charming wood-burning stove, stunning dining room. This remarkable space features a vaulted ceiling and French doors that lead out to the garden, creating a wonderful flow for both everyday living and entertaining. The dining area opens into a stylish, well-appointed kitchen fitted with a range of quality units, generous work surfaces, a gas hob, and double oven, along with plumbing and space for a dishwasher and an American-style fridge freezer. To the first floor, the property continues to impress with a generous master bedroom benefitting from its own ensuite shower room. The third bedroom includes the added convenience of a cloakroom with WC and basin, while two further well-proportioned double bedrooms are served by a spacious family bathroom.

Both the main house and the annexe benefit from the solar panels.

The annexe comprises its own entrance hallway, an open-plan kitchen and lounge area, a shower room, and a good-sized bedroom with an attractive vaulted ceiling.

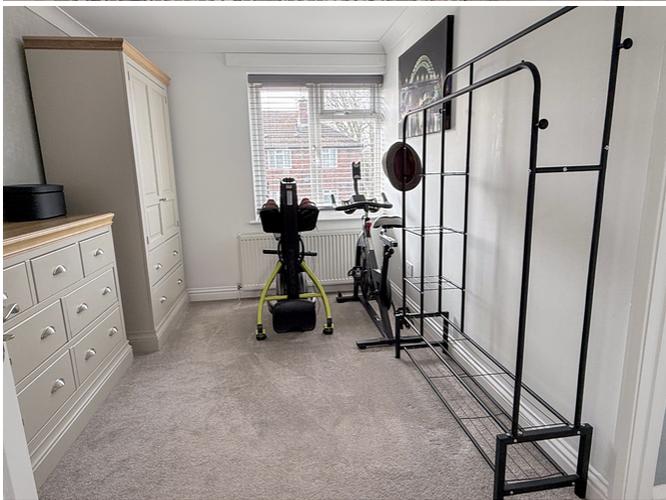
This is a truly unique and beautifully finished home that combines style, space, and flexibility in equal

The beautifully landscaped rear garden provides a great outdoor retreat, thoughtfully designed for both relaxation and entertaining. A generous decked patio area, complete with an attractive pergola, creates the perfect setting for alfresco dining, complemented by a dedicated barbecue space ideal for hosting family and friends. Beyond the patio, a well-maintained lawn is bordered by richly stocked flowers and shrubs, offering colour and interest throughout the seasons. The garden also benefits from a charming play house and a large garden shed, providing excellent additional space for leisure or storage. Fully enclosed, the garden enjoys a high degree of privacy, making it a peaceful and secure haven for families to enjoy year-round.

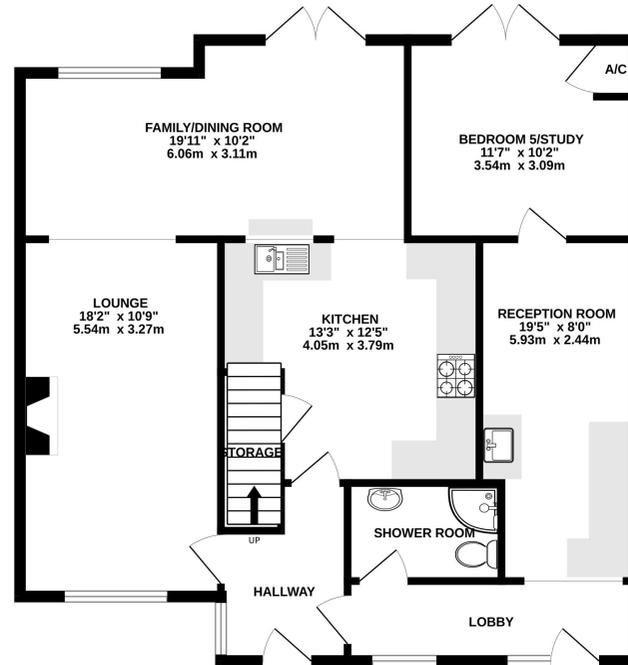


ENERGY EFFICIENCY RATING

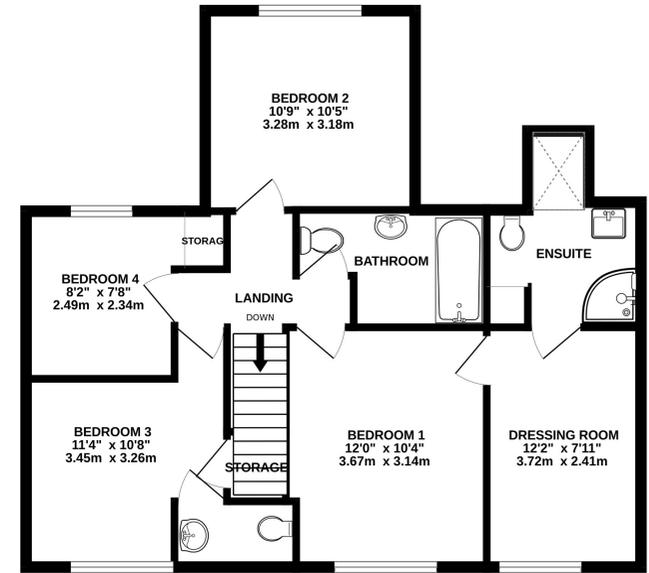
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B	82	84
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1622sq.ft. (150.7 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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- 🏠 **Entrance Hallway**
- 🏠 **Fitted kitchen**
- 🏠 **Dining Room with Vaulted ceiling**
- 🏠 **Large Living Room With woodburning stove**
- 🏠 **Master suite with dressing room**
- 🏠 **Three Further Bedrooms**
- 🏠 **Family Bathroom**
- 🏠 **Garden**
- 🏠 **One bedroom self contained annexe**
- 🏠 **Driveway Parking**
- 🏠 **Council Tax Band E**



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