Oddfellows Hall

Cricketts

Oddfellows Hall, Craven Road, NEWBURY, RG14 5AE

£279,995

- Entrance hall with original Mosaic features
- Secure entry system
- Galley kitchen with vaulted ceiling
- Spacious living room/diner
- Bathroom with underfloor heating
- Two bedrooms
- One allocated parking space
- Central vacuum system
- Original stone fireplace
- 85 years remaining on the lease
- Approx £1200 per annum maintenance charge and ground rent
- St. Bartholomew school catchment area
- Town centre location
- No onward chain

DESCRIPTION

A fabulous Grade II listed two double bedroom ground floor apartment, part of this renovation project by Highfield Developments of Oddfellows Hall, a landmark period building dating back to c.1887 situated in the heart of this historic market town. Renovated and converted into eight contemporary apartments approx. eleven years ago.

This high specification apartment has been skillfully and creatively designed to offer the best of contemporary living with a host of period features. The entrance is accessed via wrought iron gates which leads to the communal reception hallway which retains the original mosaic floor, high skirtings and architraves, turned staircase and stunning stained glass windows. The entrance hall also retains a beautiful original mosaic floor leading to a contemporary galley kitchen with an amazingly high ceiling with velux windows which is open plan and leads to a wonderful sitting/dining room boasting an imposing stone 1887 period fireplace and solid oak flooring, an inner hallway leads to the master and guest bedroom which have lovely high ceilings and sash style windows. There is a bathroom that benefits from under floor heating. The property benefits from a central vacuum system and Sky Fibre Broadband.

To the outside there is one allocated parking space.

Directions

from Cricketts office Head north-west towards Oxford St. At the roundabout, take the 2nd exit onto Oxford Rd. At the roundabout, take the 3rd exit onto Western Ave/A4. Continue onto A339. At the roundabout, take the 2nd exit onto Winchcombe Rd/A339. At the roundabout, take the 3rd exit onto St John's Rd/A343. At the roundabout, take the 3rd exit onto Newtown Rd. Continue onto Bartholomew St. At the roundabout, take the 1st exit onto Craven Rd. Turn right onto Oddfellows Rd.

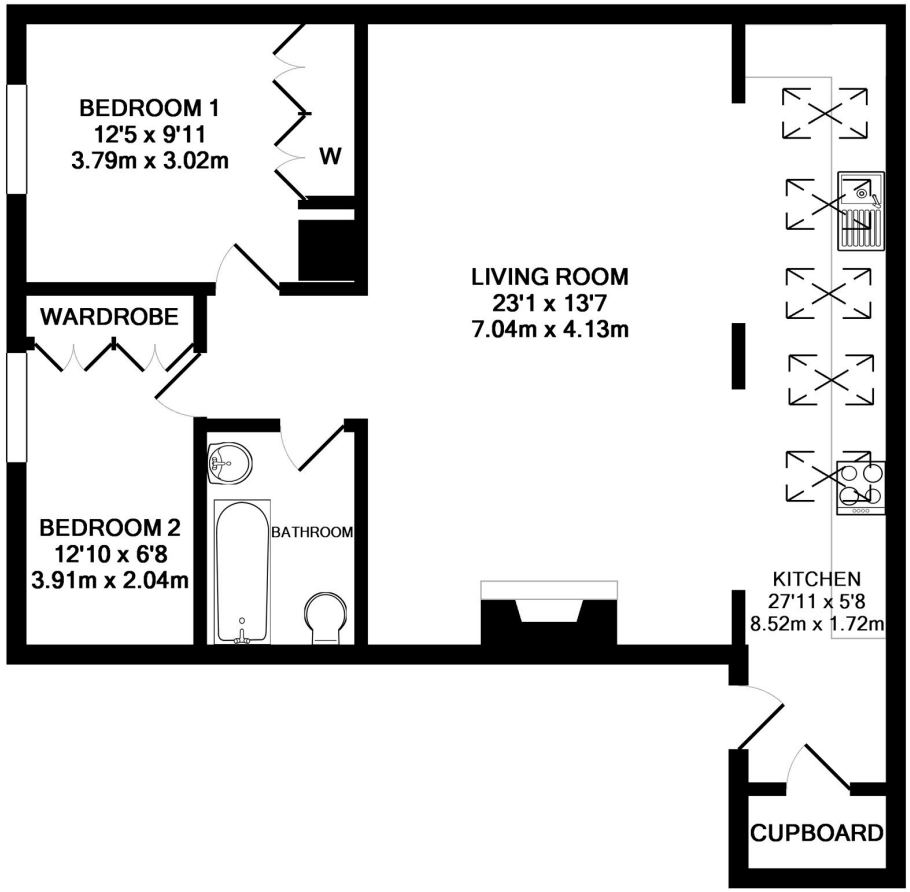
Local Information

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 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 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 to a variety of independent shops and department stores. For entertainment the town has its own theatre with a variety of different shows for all ages and a local Vue cinema with 7 screens. There is a wide choice of places to eat and drink including delightful tea rooms, well known bars and chain restaurants to family run restaurants and public houses located in the heart of the town and surrounding villages.

There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, The Chase and the famous Greenham Common, part of the National Trust.

Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately just 4 miles from the town centre.



TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 specificially 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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