

FOR SALE  
£630,000



# Essex Street, Newbury

## DESCRIPTION

Situated on the highly desirable south side of Newbury, this beautifully presented four-bedroom semi-detached home offers exceptional space, a high-quality finish throughout, and unbeatable convenience. Just a short walk from local amenities, Newbury Rugby Club, and David Lloyd, it's perfectly placed for families and professionals looking for comfort and lifestyle in equal measure.

The ground floor is thoughtfully designed, offering a superb balance of open living and practical spaces. The bright 21ft lounge provides a welcoming place to relax, while the impressive kitchen/ dining room creates a fantastic flow for cooking, hosting, and everyday family life. A dedicated study offers an ideal work-from-home setup complete with underfloor heating. Complemented by a utility room and an integral garage for added convenience.

Upstairs, the home features four well-proportioned bedrooms, all finished to a high standard. The standout feature is the stunning family bathroom, complete with a luxurious stand-alone bath and separate walk-in shower — a space that feels more like a boutique hotel suite than a typical family bathroom.

Outside, the property continues to impress. The south-facing garden enjoys sunshine throughout the day, offering a private and inviting space for outdoor dining, play, or simply unwinding. To the front, the large driveway provides parking for at least four cars, along with a car charging point, making it ideal for modern living.

Every room has been finished with care and attention, meaning the next owners won't need to lift a finger — this is a home you can move straight into and enjoy from day one.

A rare opportunity to secure a substantial, stylish property in one of Newbury's most convenient and well-connected neighbourhoods.



## ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



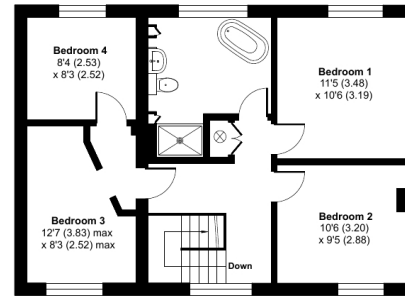
### Essex Street, Newbury, RG14

Approximate Area = 1447 sq ft / 134.4 sq m

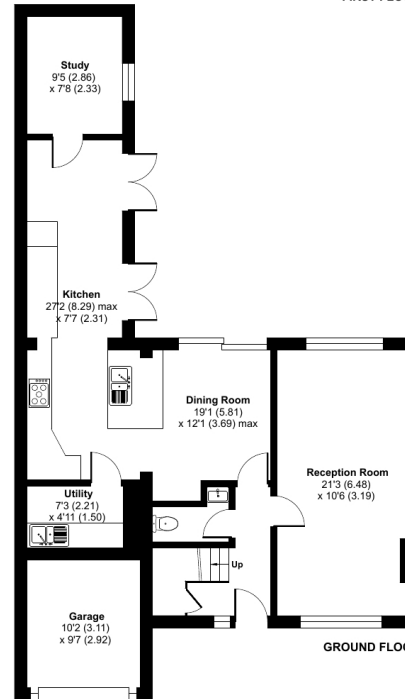
Garage = 93 sq ft / 8.6 sq m

Total = 1540 sq ft / 143 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkhocom 2026. Produced for Crickets of Berkshire. REF: 1438928

- ✦ Entrance hall with understairs storage and cloakroom
- ✦ Bright, double aspect living room
- ✦ Impressive kitchen dining room with doors leading out onto the garden
- ✦ Utility room
- ✦ Study with underfloor heating
- ✦ Four good size bedrooms
- ✦ Stunning family bathroom with separate shower and stand alone bath
- ✦ South facing garden
- ✦ Driveway parking for multiple cars
- ✦ Electric car charger
- ✦ Garage space
- ✦ Park House School catchment
- ✦ New boiler installed 2021



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