



Stoney Lane

Cricketts



35 Stoney Lane, Newbury, Berkshire. RG14 2NG.

£375,000 Freehold



- Three DOUBLE bedrooms
- Semi detached family home
- Conservatory
- Lounge with wood burning stove
- Driveway parking
- West facing rear garden

This three-bedroom semi-detached house offers a comfortable and spacious living environment, perfect for families. Situated in a desirable location, the property boasts a West-facing garden and decking area, ensuring plenty of sunshine in the afternoon and evening, with stunning views over Newbury .

Upon entering, you are welcomed into an entrance porch, providing a practical space for coats and shoes. The light-filled lounge is a cozy retreat, boasting a woodburning stove. The open-plan kitchen/diner offers space for a dining table and sliding doors leading to a bright conservatory, providing additional living space. Upstairs, the house offers three double bedrooms, each generously sized and suitable for a range of uses, whether for family, guests, or home office space. The family bathroom is well-appointed, featuring a separate shower for added convenience. The integral garage has been converted into an additional storage room which has lots of potential to use as a study/ play room or converted back into a full garage.


Additional features include driveway parking, gas fired central heating, double glazing throughout and a home office to the rear of the garden.

This property is an ideal choice for those seeking a spacious and functional family home with outdoor space.

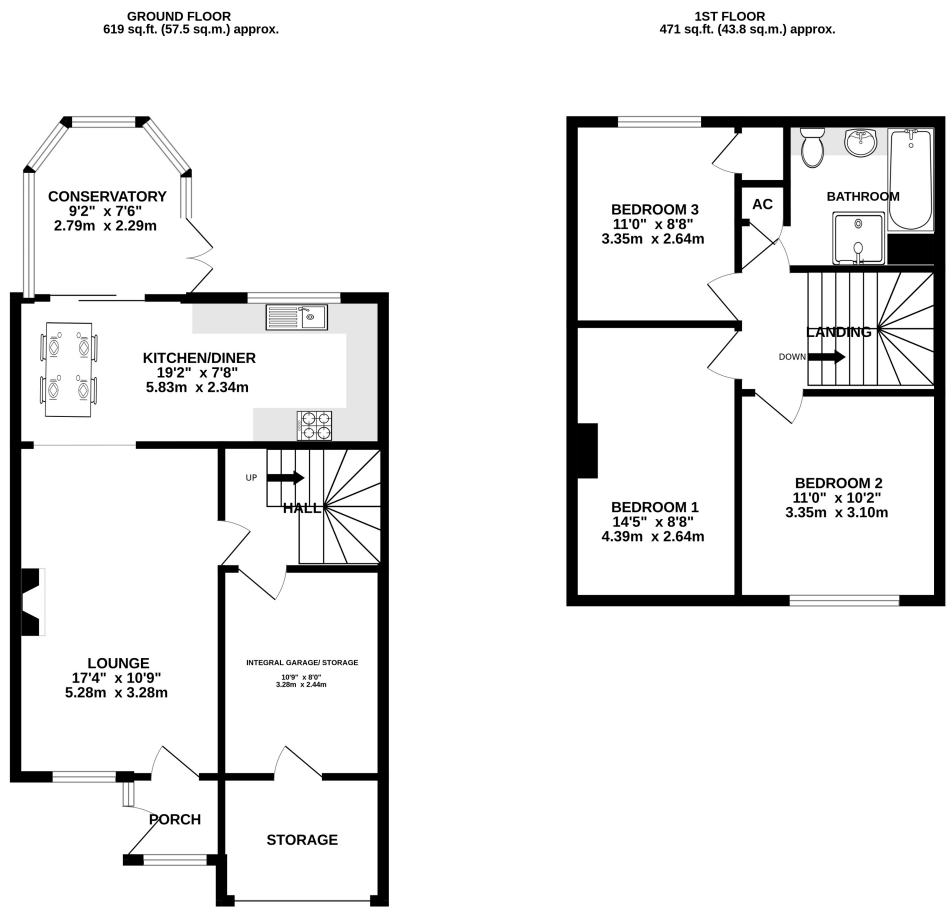






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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