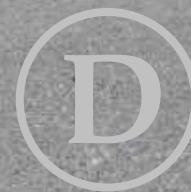


Price £640,000



18 Huntingdon Gardens, Newbury  
Berkshire RG14 2RG





# 18 HUNTINGDON GARDENS, NEWBURY

## Berkshire RG14 2RG

Stunning, hugely extended four double bedroom detached home with double detached garage located to the north east of Newbury on a very quiet corner of Manor Park. There are country walks on the doorstep and there is also easy access to the M4/A34 junction and mainline rail services to London Paddington and the West Country. The accommodation consists of entrance hall, cloakroom, study, fabulous kitchen/dining room, separate dining room, study, living room, utility room, master bedroom with dressing room and ensuite, guest bedroom with ensuite, two further double bedrooms and family bathroom. Benefits include upvc double glazing, gas-fired central heating, driveway parking, rear deck and garden.

### LOCATION

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre.

### ACCOMMODATION

#### Ground floor

Front door leading into a spacious entrance hall with cupboard to the left. All principle rooms are located off the hallway, there is a dining room to the front of the property which is currently used as a play room, there is a cloakroom, then through to the fabulous open plan kitchen/dining room with large island, duel dishwashers and custom fitted tap producing instant boiling water, filtered still and sparkling water. There is a door to the utility room. The kitchen is light and bright having a window and bi folding doors opening to the adjacent patio area and garden beyond. There are double doors from the kitchen leading into the living room which also has French doors onto the patio. There is a further reception room used as a study to the right hand side of the house facing the front. The stairs rise and turn to the first floor from the hallway.

#### First floor

The stairs rise into an impressive galleried landing, the master bedroom is to the front left, where there is a dressing area comprising three double wardrobes and leads into the ensuite at the rear. Bedroom two also has an ensuite and is located to the rear of the house and has built in wardrobes. Bedrooms three and four are to the front of the property both also have built in wardrobes, the family bathroom is to the rear.

### OUTSIDE

#### Rear garden

To the rear of the property is a large patio excellent for entertaining with space for a generous table and chairs and additional lounge seating. There are two gas fires for heat and atmosphere. The garden is private with mature shrubs and hedges to the borders, it is enclosed with the remainder laid to lawn. There is also a path round the side to the front of the house.

#### Front of property

There is driveway parking for three vehicles in addition to the double garage. There is a path to the front door with lawn adjacent to the front of the house.

#### Garage

Detached double garage with open metal up and over door. Window to front and personal door to side.

### SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band F. Current charge for 2017-2018 is: £2,362.16 Telephone West Berkshire Council on: 01635 42400.

### DIRECTIONS

From Downer & Co.s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout follow signs on the A4 to Thatcham. At the Hambridge Road traffic lights turn left into Fir Tree Lane. At the next roundabout turn right, then first exit at the next roundabout into Waller Drive. Continue for approximately 200 yards, turning right into Yate Copse, then take second right into Bamber Drive which becomes Huntingdon Gardens. No. 18 can be found approximately 150 yards on the left hand side.

### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

### VIEWINGS





Energy Performance Certificate

18, Huntingdon Gardens  
NEWbury  
RG14 2RG

Dwelling type: Detached house  
Date of assessment: 02 December 2011  
Date of certificate: 02 December 2011  
Reference number: 9441-2832-6726-9409-4391  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 181 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	75	(69-80) C	75
(55-68) D	76	(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			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	125 kWh/m <sup>2</sup> per year	122 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	4.2 tonnes per year
Lighting	£109 per year	£74 per year
Heating	£705 per year	£712 per year
Hot water	£114 per year	£114 per year

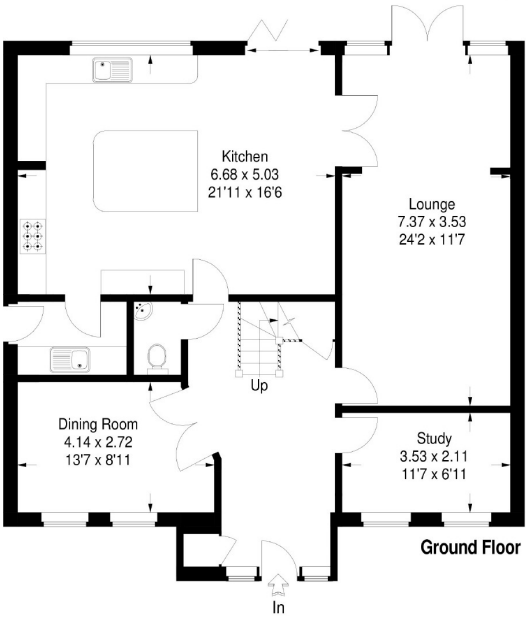
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

 Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

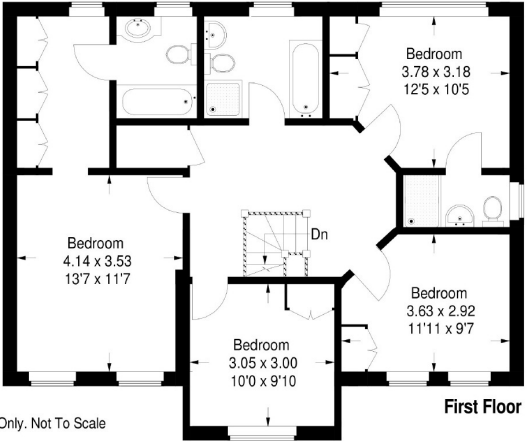
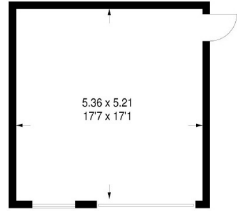
18 Huntingdon Gardens

Approximate Gross Internal Area :- 185 sq m / 1990 sq ft  
(Excluding Garage)



Ground Floor

Garage (not shown in location or orientation)



First Floor

Illustration For Identification Purposes Only. Not To Scale  
Job Ref. 88961



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