

In association with



Westacre House  
Garden Close Lane | Newbury | Berkshire | RG14 6PP



# WESTACRE HOUSE

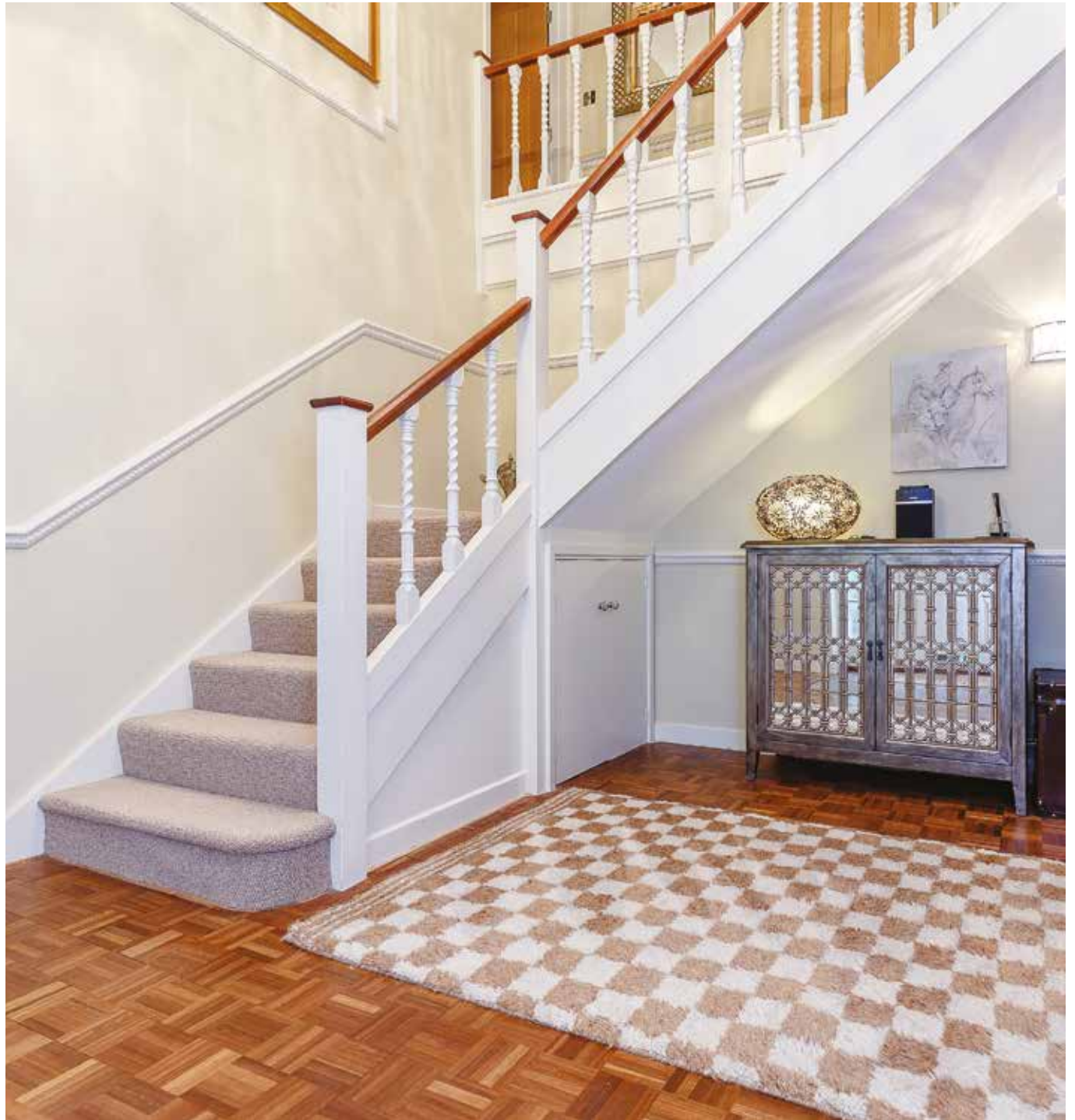
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A delightful detached residence situated in this most sought after of locations





- 0.4 acre plot
- Beautiful mature private gardens
- Wonderful Annexe
- Drawing Room
- Dining Room
- Sun Room
- Kitchen/Breakfast room
- Utility
- Cloakroom
- Galleried Landing
- 4 Double bedrooms
- En-suite to master bedroom
- Bathroom
- Double garage





### Situation

The property is situated in what is without doubt one of Newbury's most sought after residential addresses being within the catchment of some of the best primary and secondary schools in the district. The property and grounds are approached via the gated driveway and are enclosed on all boundaries by a variety of beautiful mature shrubs, trees, plants and flowers. Newbury main line railway station is within a few minutes drive as is the A34 and M4 which provide excellent access to the national motorway network and Heathrow Airport. The general area itself has an extensive range of shopping, educational, cultural and recreational facilities.

### Property

Built we believe in the late 60s/early 70s Westacre House offers beautifully presented accommodation of approximately 3500 square feet. Overall this substantial residence enjoys a great deal of light and affords a very comfortable ambiance. The accommodation is arranged over two floors and comprises reception hall, lovely kitchen/breakfast room with a range of integrated appliances and lovely granite work surfaces, drawing room with doors onto the patio, dining room, sun room with doors onto the patio, study, utility room with a door to the double garage and cloakroom to the ground floor. On the first floor is a large galleried landing, master bedroom with en-suite, 3 further double bedrooms, a beautiful family bathroom and a wonderful self-contained Annexe. The Annexe comprises an open plan living area and kitchen with a door to the shower room and French doors leading to a private terrace with an awning and steps down to the garden. This delightful family home has been extremely well maintained by its current owners and is subsequently offered for sale in superb decorative order.





“Another lovely part of the house is the sunroom,” says the owner. “It leads off the lounge and has floor-to-ceiling windows so you get the feeling of open views across one of the patios and the garden. We currently use it as a home gym, but it’s a very tranquil space so it’s also a nice place to sit with a good book.”

# Seller Insight

“ Situated on a quiet, tree-lined lane just two miles south of Newbury town centre is Westacre House, a large and beautifully presented family home that was built in 1976. “I’d say that for us one of the biggest attractions to the property when we came across it fourteen years ago was the location,” says the owner. “It’s positioned on one of the most sought after lanes in the area, which although just a stone’s throw from the racecourse and the town centre is wonderfully leafy and very peaceful, and the house itself is set well back and surrounded by extremely mature grounds that are not in the slightest bit overlooked. In short, when we are in the house or garden with the electronic gates closed behind us we feel miles from anywhere and yet everything is so accessible, including London via train. It’s ideal.”

“The house was very nice when we moved here, but it was crying out to be updated, and so over time we’ve done rather a lot. We had double glazing installed, the wiring was given an overhaul, we’ve decorated throughout, installed a new kitchen and new bathrooms, but the biggest change we made came with the addition of the first floor annexe. It’s positioned above the garage and incorporates a very large bedroom/sitting room, a shower room and a nicely appointed kitchen from which French doors lead out onto a lovely raised balcony that overlooks the garden. The house as a whole is wonderfully spacious but it also has a very warm and welcoming feel throughout. It’s been a fantastic family home and we’ve been extremely happy here for the past fourteen years.”

“Both the sunroom and the main lounge have French doors leading out onto the garden and the house has lovely big windows right the way around so there’s a really nice connection between inside and out,” continues the owner. “The garden is very pretty and wraps around three sides of the house, so every room has a nice view, and we’ve created lots of different areas so as the sun moves around the property we can follow it throughout the day, or find some welcome shade. There are two good sized patios for entertaining and more than enough space for children to enjoy, and it’s all fairly low maintenance, which has allowed us more time to enjoy it too. It’s a feature of the property that I think we’ll really miss.”



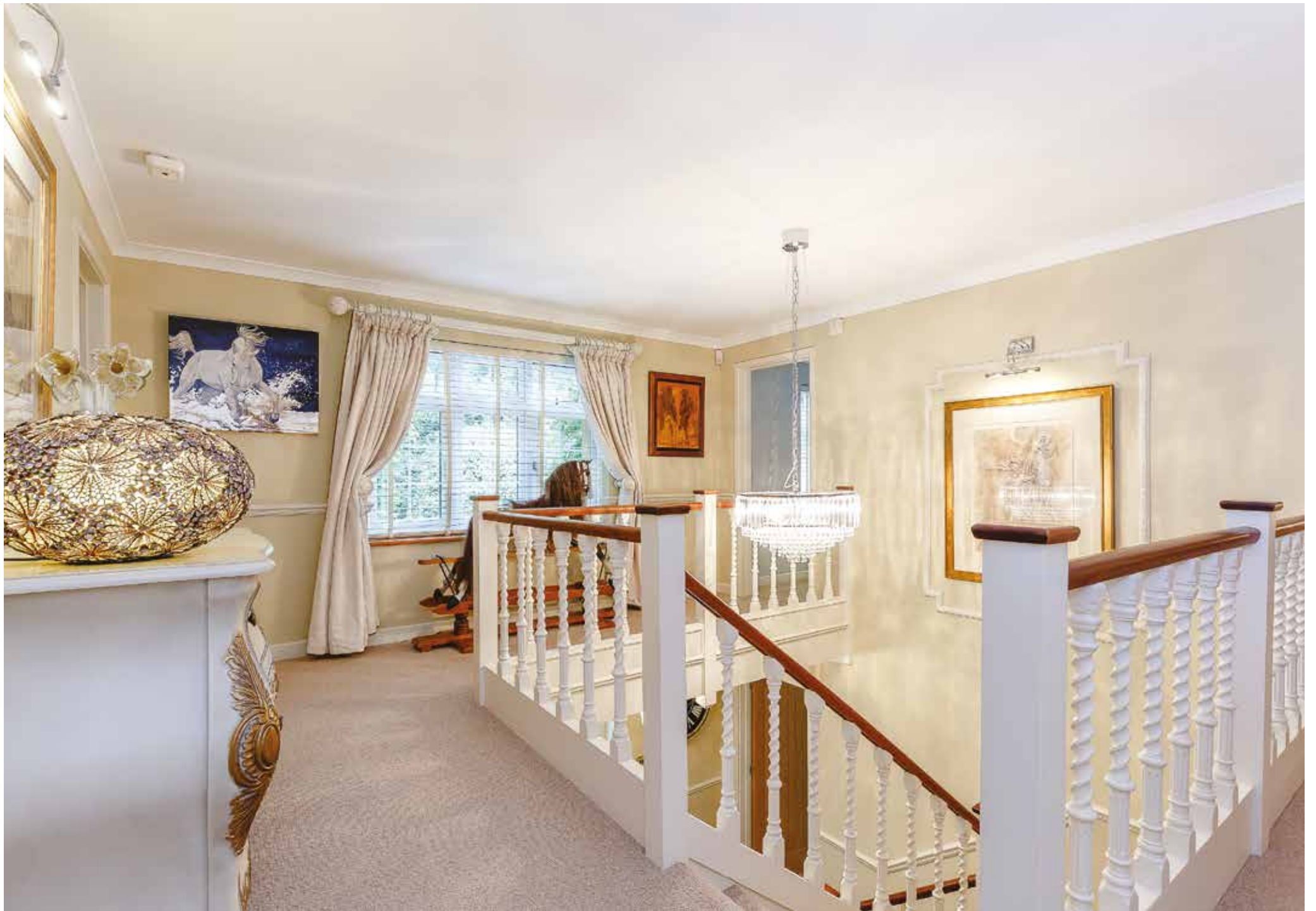


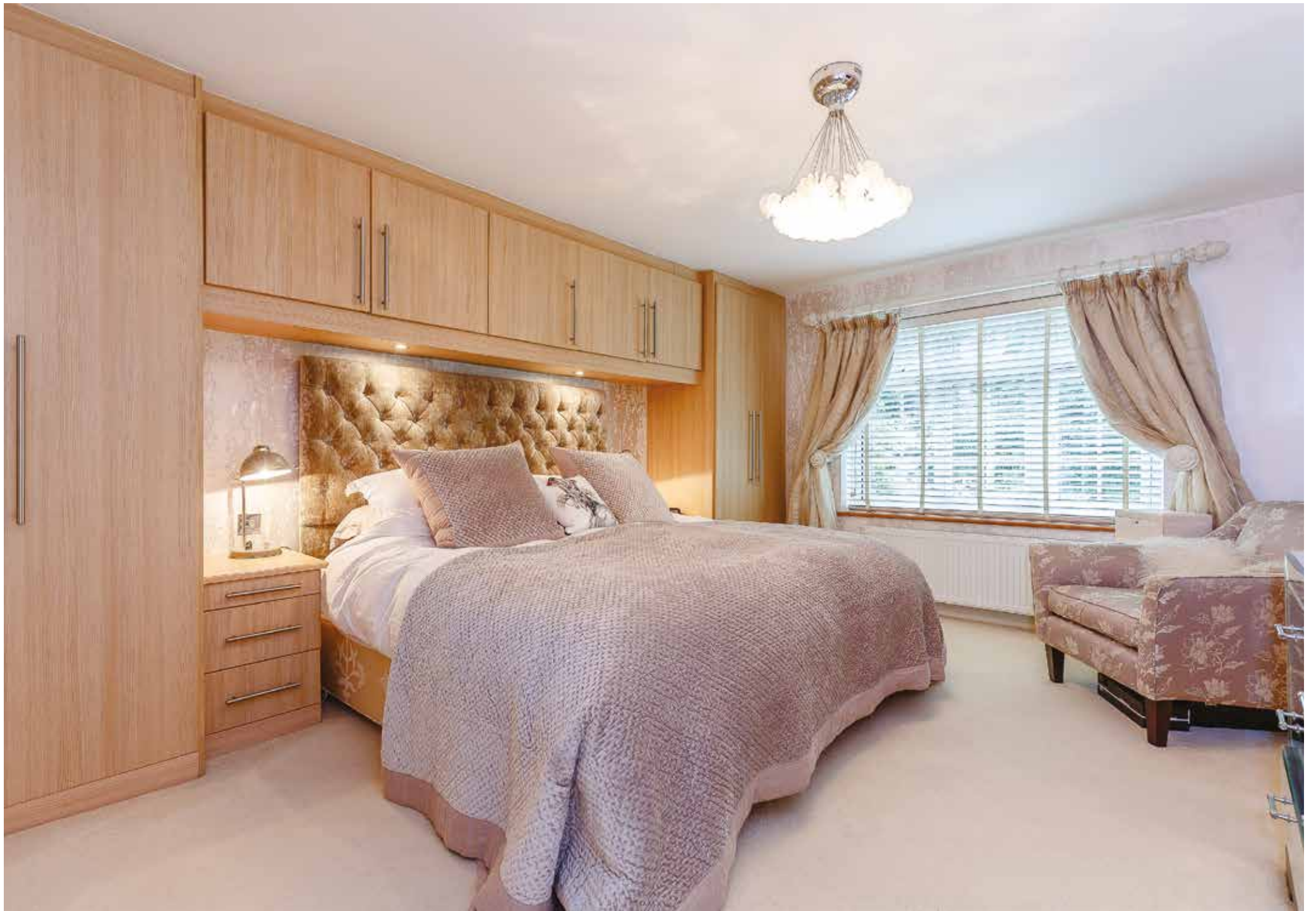


“ At the moment we'd have to say that our favourite part of the house is the annexe,” says the owner. “Now that the children have flown the nest we use it as another lounge, and on a warm evening it's lovely to be able to sit out on the balcony with a cold glass of wine and enjoy the peace and quiet and the lovely view of the garden.”













### Outside

Overall the plot measures approximately 0.4 of an acre offering complete privacy making it a wonderful family garden and great for entertaining with patio to both sides of the property and areas of lawn to the rear, side and front. This extremely mature garden offers a wonderful array of beautiful trees, plants, shrubs and flowers throughout. To the front of the property is a double gated driveway providing parking for several vehicles and leading to the garage. There is access to the rear of the property at both sides.

### Double Garage

This is integral to the main residence and has a single up and over door which is electrically operated.







“ I think what we’ve loved most about the location is the fact that in one direction we have everything we could possibly want in terms of shops and amenities, and in the other we have virtually nothing but open countryside,” says the owner. “It’s the best of both.”

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“What will we miss most when we leave? Everything,” says the owner. “It’s been the most wonderful family home.”



### Services

All mains services are connected.

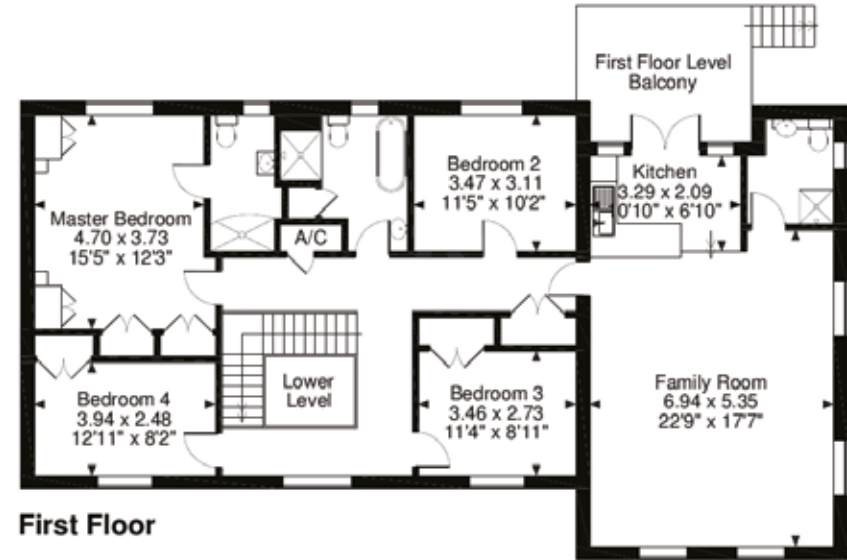
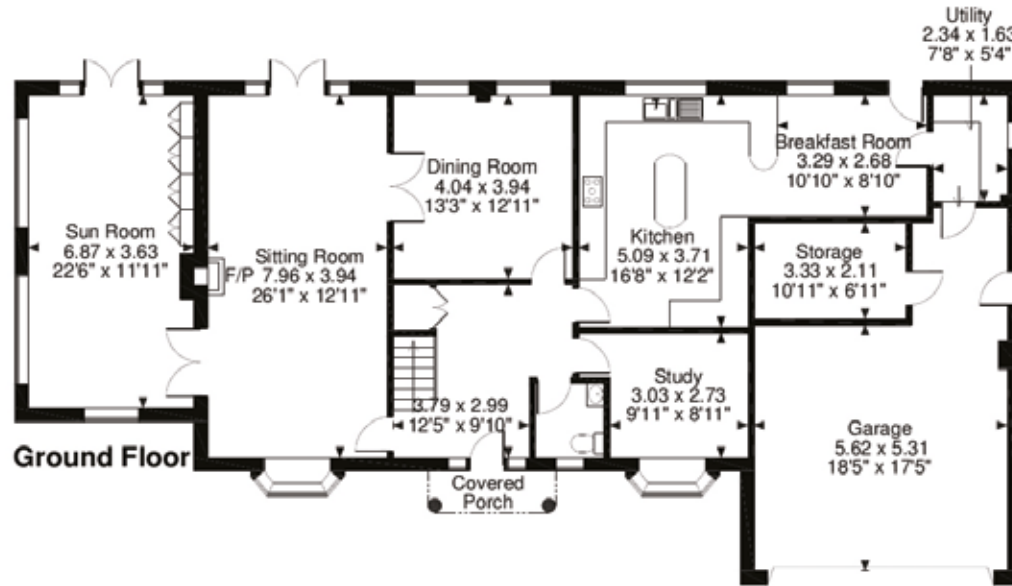
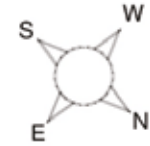
### Directions

From our offices in Bartholomew Street head south and at the St Johns roundabout take the 3rd exit into Andover Road. Continue along this road and up the hill going straight over the double roundabout heading towards Andover. Take the 5th turning on the left hand side into Garden Close Lane, follow the road around to the right and then left where Westacre House will be found upon your right hand side.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.



**Westacre House, Garden Close Lane, Newbury**  
**Approximate Gross Internal Area**  
**Main House = 2973 Sq Ft/276 Sq M**  
**Garage & Storage = 463 Sq Ft/43 Sq M**  
**Total = 3436 Sq Ft/319 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1635 35010  
newbury@fineandcountry.com  
118 Bartholomew Street, Newbury, Berkshire RG14 5DT

