



Springbank

Sandy Lane, Curridge, Berkshire, RG18 9DG





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£695,000

A very nicely presented detached property situated in a small lane within the village of Curridge.

Description

The property has been considerably improved over the years to create a comfortable family home and the accommodation includes generous hall space from which the stairs lead and a downstairs cloakroom. The sitting room has a fireplace with a woodburner, good natural light and french doors to the rear garden. The kitchen/breakfast room has a range of Shaker style units, space for a table and direct access in to the dining room. There is a good sized utility room with a door to the garden and in to the garage. On the first floor there is a spacious landing and four well balanced bedrooms. The main bedroom has an en-suite room and there is also a full family bathroom. Outside there is good frontage and a driveway for several vehicles. The rear garden has a paved terrace, upper deck, lawned garden and well stocked borders, with a pleasant backdrop. The property also has potential to extend, subject to the usual consents of course.

explore, followed by a visit to The Bunk pub perhaps, for a quiet drink or a chat with the locals. There is a garage and shop nearby for the basics, together with the Hilliers Garden Centre for a wander, a coffee and cake. Curridge has a well respected primary school and the village also falls in the catchment area of the favoured Downs Secondary School in Compton. There is good access to J13 of the M4 and the A34 too. The town of Newbury offers a wide range of facilities and a rail link to London (Paddington).

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage
- Driveway
- Gardens

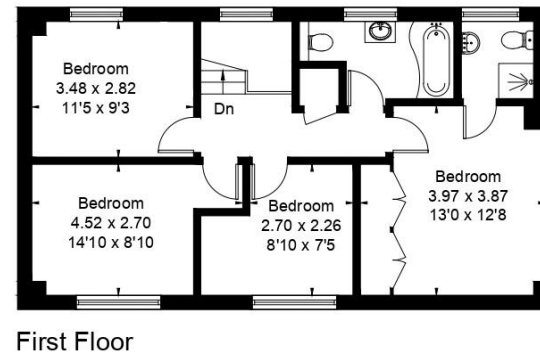
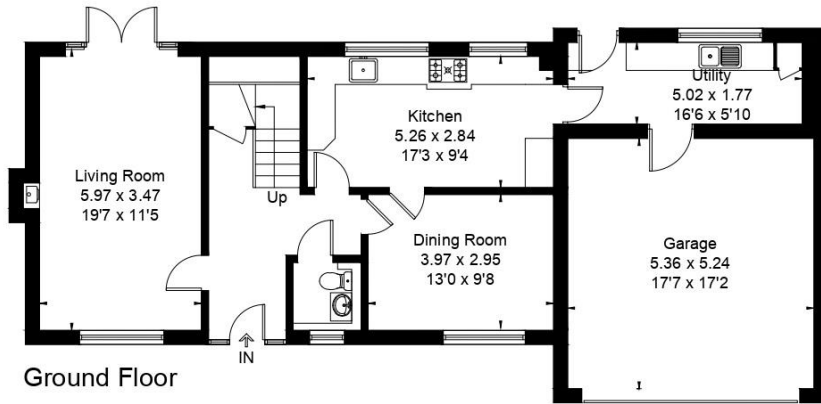
Curridge

Curridge is a really enjoyable place to live with lots of walks, byways and bridleways to





Approximate Floor Area = 168.5 sq m / 1814 sq ft
(Including Garage)



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch
Door to:-

Entrance Hall
Wood effect flooring. Radiator. Stairs to first floor.

Cloakroom
With a wash hand basin and w.c. Radiator. Part-panelled walls.

Sitting Room
Fireplace with a woodburning stove. Two radiators. French doors to garden.

Dining Room
Radiator.

Kitchen/Breakfast Room
Fitted with a range of Shaker style units with drawers, solid wood worktops and upstand. Belfast style sink with a mixer tap. Space for a range cooker (appliance not included). Stainless steel finish extractor over. Integrated dishwasher. Space for a table.

Utility
With a further range of matching units, wooden worktops and sink. Plumbing for automatic washing machine. Appliance space. Door to garage and garden.

Staircase gives access to half landing
With a seat and in turn, the main landing.

Bedroom 1
Built-in wardrobes. Radiator.

En-Suite Shower Room
A white suite comprising w.c., wash hand basin and shower enclosure. Tiled surrounds. Chrome finish heated towel rail.

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Bedroom 2
Radiator.

Bedroom 3
Radiator.

Bedroom 4
Radiator.

Bathroom
A white suite comprising 'P' end bath with a shower over and screen, 'bowl' wash hand basin with open storage below and w.c. Tiled surrounds.

Garage
To the side with an electric roller shutter door. Light and power. Oil fired boiler for domestic hot water and central heating.

At the front of the property is
A generous lawned garden with mature trees, borders and a driveway for several vehicles.

At the rear of the property is
A wide paved terrace with steps to a mature garden laid to grass with well stocked borders, an upper deck and a pleasant backdrop. Outside tap and lighting.

Services
All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



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