



Worlds End, Newbury, RG20 8SD
£699,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Spanning just shy of 2000 sqft and meticulously built to a high specification in 2020 by Earley Builders is this individual and executive detached home coming to the market with NO OWNARD CHAIN.

Set back off Worlds End with a large block paved driveway with ample off street parking, this detached house has an array of high specification features including Elements bespoke kitchen with integrated appliances, Quartz kitchen worktops, Quooker tap, underfloor heating throughout the ground and first floor and along with mechanical air ventilation system throughout the entire property. Built by Earley Builders in 2020 the property has been expertly built to a high degree of care and precision to ensure the highest of quality upon completion for the new owners.

Beedon is superbly placed for country walks and outdoor activities. Its sought after primary school is linked to and within the catchment area for The Downs School for secondary education. The market town of Newbury has excellent shopping and leisure facilities. As well as being home to Newbury Racecourse the town itself offers a comprehensive range of shopping leisure and educational facilities in addition boasting a large park just minutes away from the town centre Victoria Park which is next to the canal with an impressive open space and excellent sport facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway a convenient commute for those working in Reading Oxford and Southampton.



Some material information to note: Freehold house. Air source heat pump system. Mains water, mains electrics and



Key Features

- Highly energy efficient with A Energy Performance Certificate rating
- 6 years left on the Buildzone new build warranty
- Being sold with vacant possession and no onward chain
- High quality specification including quartz kitchen worktops, water softener and integrated appliances
- Underfloor heating throughout the entire property
- Air source heat pump system
- Ample off street parking for multiple vehicles to the front of the property
- Approaching nearly 200sq ft of internal living space

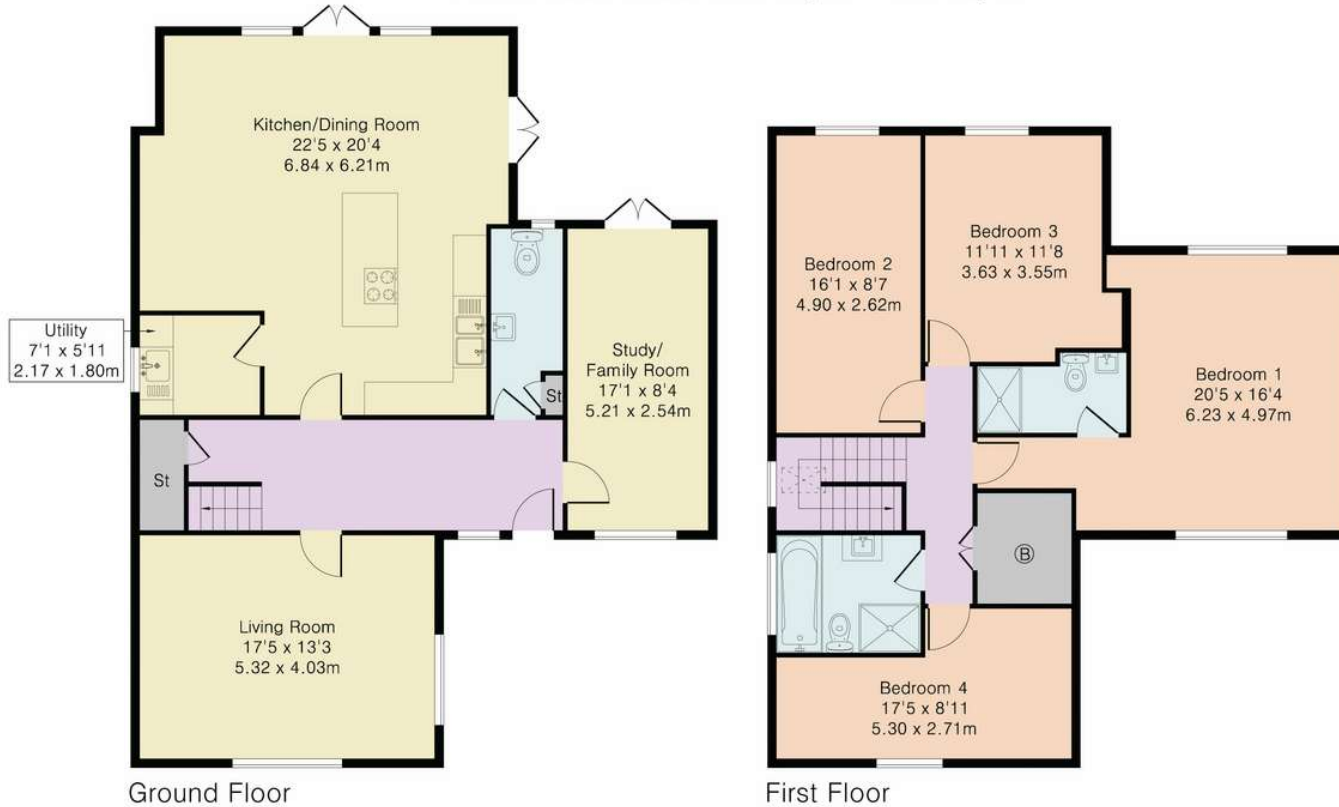


The Location

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Approximate Gross Internal Area 1996 sq ft – 185 sq m
 Ground Floor Area 1076 sq ft – 100 sq m
 First Floor Area 920 sq ft – 85 sq m



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Didcot Office
 103 Broadway, Didcot
 Oxfordshire, OX11 8AL

T 01235 813 777
 E didcot@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk



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