



DOWNER & CO

TRUSTED SINCE 1988

10 Lamtarra Way  
Newbury RG14 7WB

£550,000





# Four Double Bedroom Detached Family Home

## Features.

- Stunning detached house
- Four double bedrooms
- En-suite to master
- Three reception rooms
- Refitted kitchen/breakfast room
- Downstairs cloakroom & utility room
- West facing and maintenance free rear garden
- Driveway parking
- Walk to town and train station
- Located in a no-through road





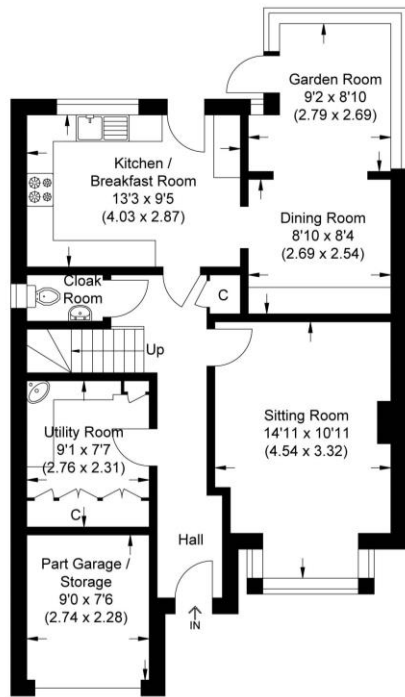


## Description.

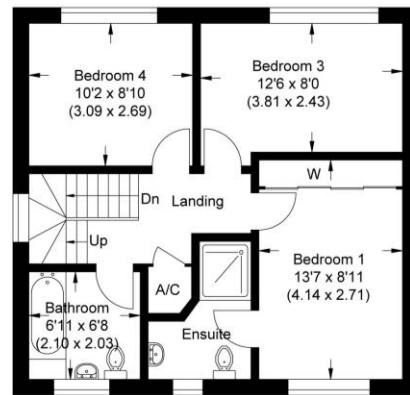
An extremely well-presented detached family home that has been very nicely extended. Located in an enviable position on the quiet racecourse estate close to Greenham Common.

This four double bedroom home is spread over three floors and offers excellent family accommodation with lots of practical storage. Featuring entrance hall with cloakroom, bay fronted living room, an open plan kitchen/dining room leading to an open plan garden room, originally built as a conservatory and now suitable for all year round use. On the first floor is a master bedroom with en-suite along with two further double bedrooms and a modern family bathroom. A bright spacious loft conversion leads to the fourth double bedroom with easy access to the eaves storage.

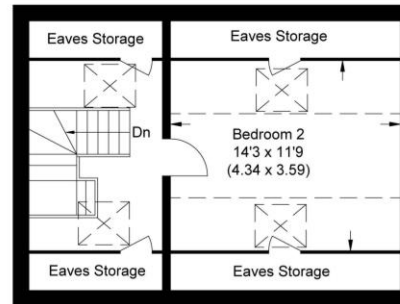
Approximate Gross Internal Area  
139.89 sq m / 1505.76 sq ft  
(Includes Garage)  
Garage / Storage Area  
6.33 sq m / 68.13 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Location.

To the front is a double width driveway whilst both the front and rear gardens are very low maintenance and feature good privacy with a south west sunny rear aspect.

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. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





EPC: C

COUNCIL TAX BAND: E

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

#### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. 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.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX