



DOWNER & CO

TRUSTED SINCE 1988

212 Andover Road  
Newbury RG14 6NU

£835,000



# Imposing Four Double Bedrooms Detached Family House

## Features.

- Detached family house
- Excellent school catchments
- Kitchen/dining room open plan into conservatory
- Two large reception rooms
- Four double bedrooms
- Three bath/shower rooms
- Quarter acre plot
- Swimming pool
- Games room
- NO ONWARD CHAIN



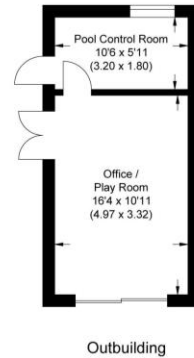


## Description.

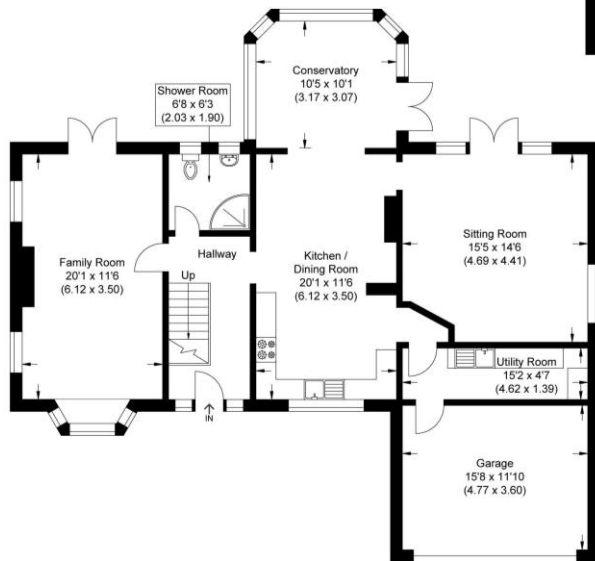
Imposing detached family house sitting comfortably in its quarter acre plot that pretty much has it all! Located on the Andover Road within walking distance of local shops and both Falkland Primary and Park House Secondary School, this is the perfect family home.

The accommodation which measure just under 2000 square feet (plus out building) comprises, entrance hall, triple aspect living room, shower room, kitchen/dining room which is open plan to the conservatory, sitting room, utility room, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Outside the front is screened from the road by mature hedging, an integral part converted double garage for storage and ample driveway parking. The rear garden is completely private and offers fantastic entertaining and relaxation space with a large patio area and a sunken heated swimming pool with pump room and a games room/home office. NO ONWARD CHAIN. Viewings are strongly advised.

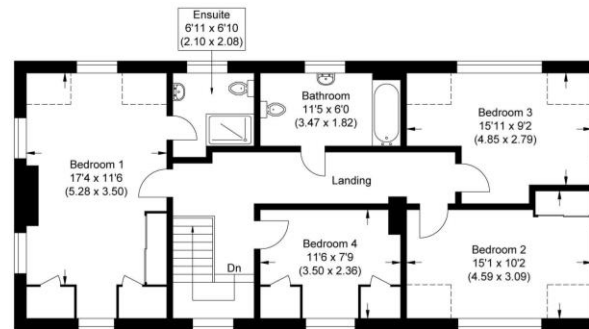
Approximate Gross Internal Area  
 184.89 sq m / 1990.14 sq ft  
 (Excludes Garage & Outbuilding)  
 Garage Area 16.63 sq m / 179.01 sq ft  
 Outbuilding Area 22.97 sq m / 247.24 sq ft  
 Total Area 224.49 sq m / 2416.39 sq ft



Outbuilding



Ground Floor



First Floor

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

## 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. Newbury also has a mainline train station with services direct to Reading and London Paddington.



EPC: C

COUNCIL TAX BAND: F

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.

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