



DOWNER & CO

TRUSTED SINCE 1988

9 Enborne Gate  
Newbury RG14 6AZ

£850,000



## Perfectly Located Five Bedroom Detached Home

### Features.

- Five bedroom detached home
- Walk to town centre, canal path and many other footpaths
- Large plot
- South facing garden
- Double garage
- End of quiet cul-de-sac
- Potential to extend and improve
- St. Bart's and John Rankin Schools catchment
- Flexible accommodation
- Plenty of driveway parking



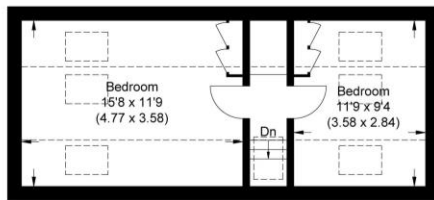


**Description.**

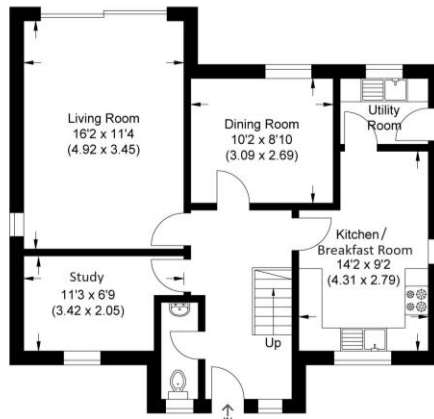
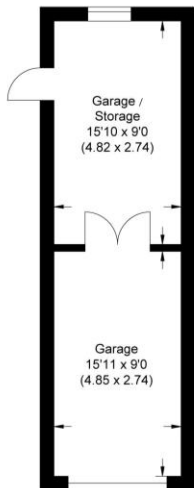
Perfectly located at the end of a quiet cul-de-sac is this five bedroom detached home with double garage and south facing garden. The property sits in a good sized plot allowing plenty of parking and the potential to create more. This family home is within a few minutes walk of footpaths to fields, the canal, and not far from the town centre. The property is also with St Barts and John Rankin Schools catchment.

Approximate Gross Internal Area  
 143.87 sq m / 1548.60 sq ft  
 (Excludes Outbuilding)  
 Outbuilding Area 26.91 sq m / 289.65 sq ft

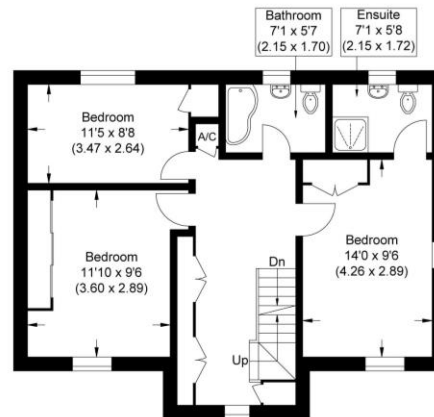
The spacious accommodation consists of entrance hall, study, cloakroom, kitchen/breakfast room, utility room, dining room, living room, master bedroom with en-suite, three further double bedrooms, fifth bedroom and family bathroom. Benefits include upvc double glazing, good sized garden overlooking a park, and gas-fired central heating.



Second Floor



Ground Floor

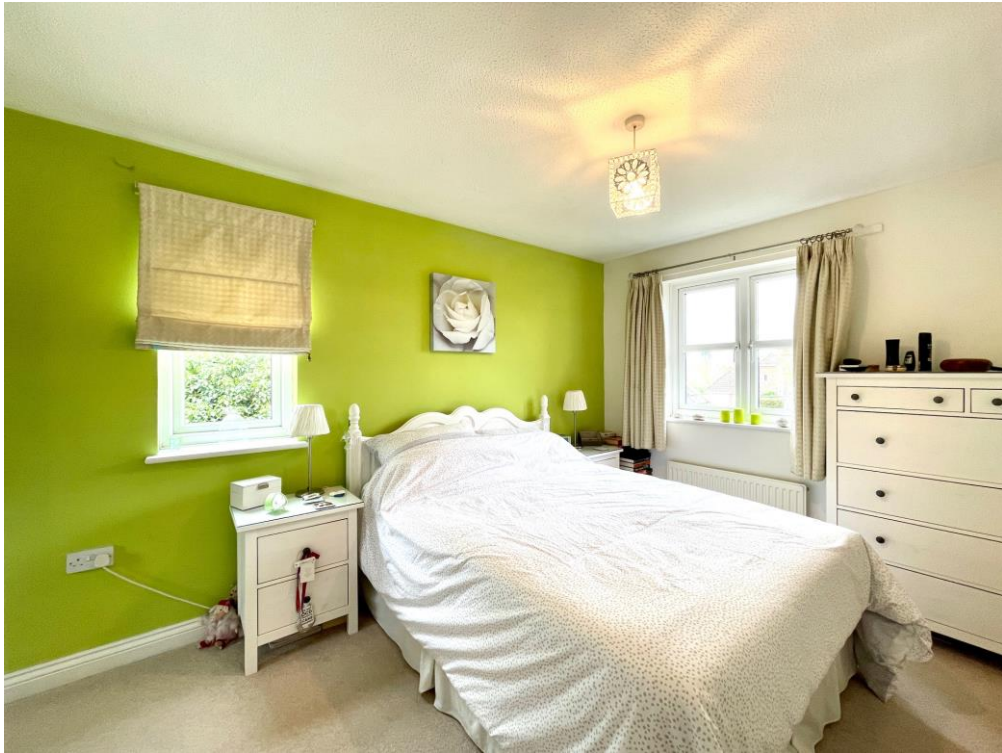


First Floor

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





EPC: D

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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