



DOWNER & CO

TRUSTED SINCE 1988

2 Kiln Drive  
Curridge RG18 9EG

£775,000





## Four Double Bedroom Detached Family Home In Quiet Leafy Cul-De-Sac

### Features.

- Desirable detached family home
- Completely re-furbished to a high standard
- Dual aspect living room with Jetmaster wood-burner
- Master bedroom with en-suite shower room and dressing area
- Generous size rear garden backing onto picturesque fields
- Quiet leafy cul-de-sac location. Driveway parking for numerous cars
- Surrounded by country walks and within walkable distance to pubs/shops/Hillers Garden Centre/School
- Planning permission granted for garden room
- ONWARD CHAIN COMPLETE



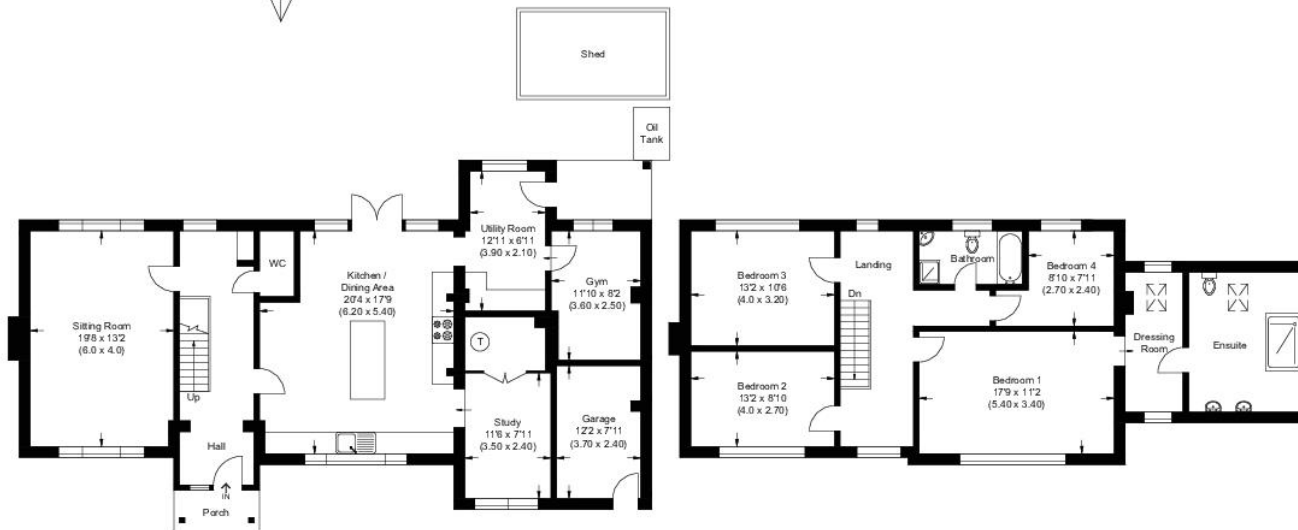


## Description.

Desirable four double bedroom detached family home backing onto picturesque fields, situated in a quiet leafy cul-de-sac, surrounded by similar properties in this popular village, just a few miles north of Newbury. The current owners have completely re-furnished the property throughout to a very high standard including a full re-wire and re-plumb.

The spacious accommodation comprises entrance hall, cloakroom, Neptune fitted kitchen/dining room with french doors opening to the rear garden, utility room, gym/studio, (partial garage conversion), study/playroom, large dual aspect living room with Jetmaster wood-burner, sizeable master bedroom with a beautifully designed en-suite shower room and dressing area, three further double bedrooms and family bathroom with additional shower cubicle. Benefits include under-floor heating to the downstairs living space, large rear garden backing onto fields, driveway parking for numerous cars, within the Downs School catchment area.

Approximate Gross Internal Area  
198.20 sq m / 2133.40 sq ft  
(Excludes Garage)  
Garage Area = 8.70 sq m / 93.64 sq ft



Ground Floor

First Floor

## Location.

Curridge sits a few miles to the North of Newbury, with good access to the A34/M4, as well as pubs/restaurants, shops and stunning countryside. There is also a primary school and a fantastic community.

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





**EPC: D**

**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.

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