



**Maymawn Lodge, The Folly, Newbury RG14 7JG**  
**Price: £465,000**



**Features.**

-  2
-  4
-  2

**NO ONWARD CHAIN**

**Description.**

Four double bedroom semi-detached family home, ideally situated in the quiet leafy lane of 'The Folly', which is within walking distance of Stroud Green, the town centre and rail station.

The spacious living accommodation comprises entrance hall, lounge/dining room, kitchen, utility room, cloakroom, conservatory, four double bedrooms and shower room. Benefits include west facing rear garden, driveway parking for two cars, garage, gas central heating. Viewings highly recommended.

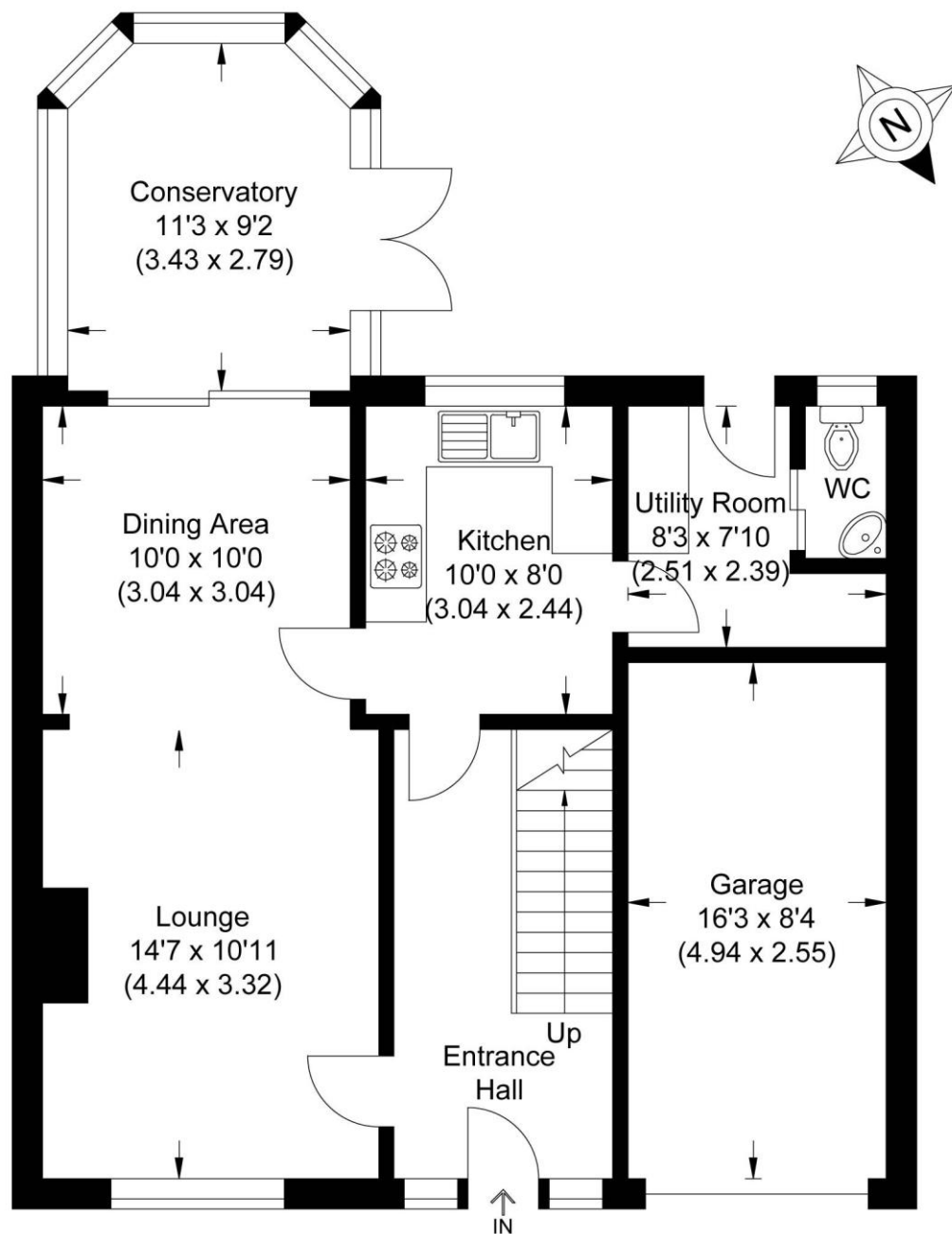




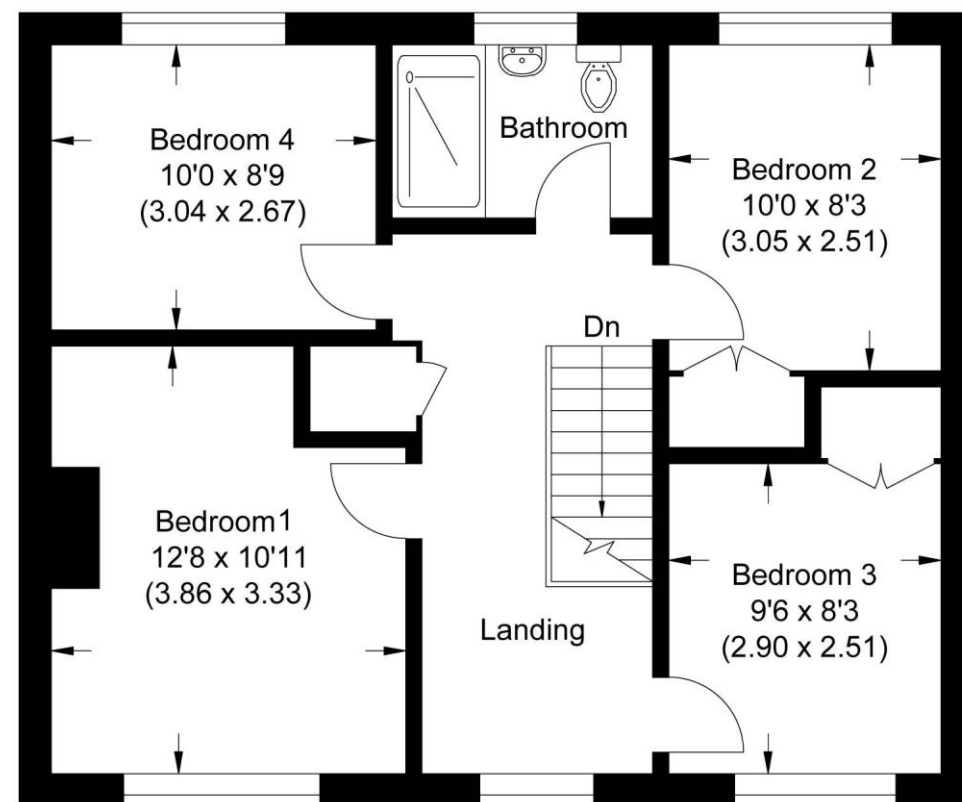
## Location.

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.





Ground Floor

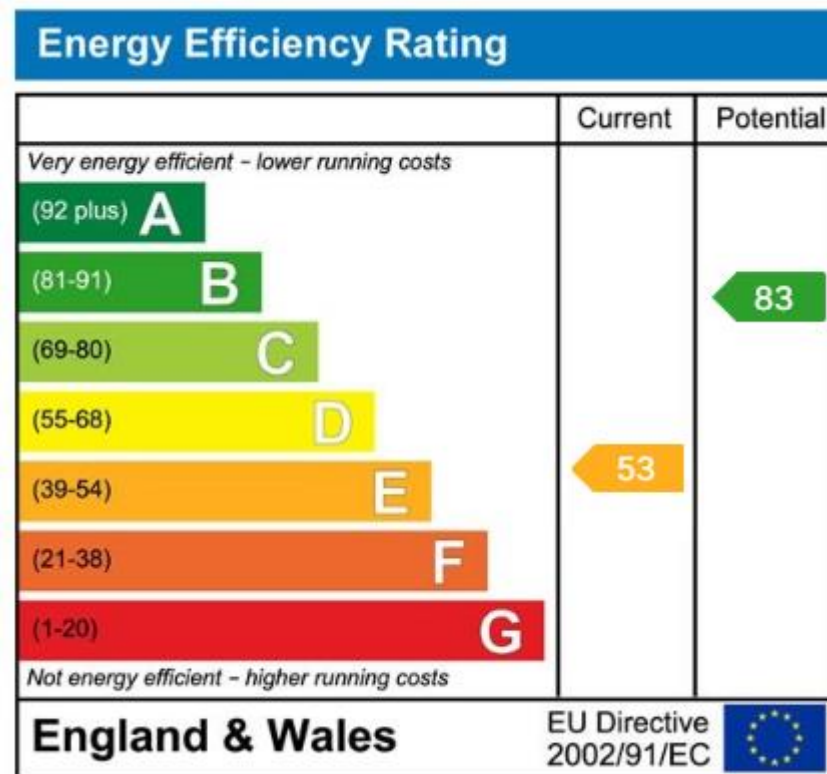


First Floor

Approximate Gross Internal Area  
 123.20 sq m / 1326.11 sq ft  
 (Excludes Garage)  
 Garage Area 12.98 sq m / 139.71 sq ft

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





#### 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.

**EPC: E**

**COUNCIL TAX BAND: E**  
**2025/2026: £2,964.77.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

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

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