



23 Lamtarra Way, Newbury, Berkshire, RG14 7WB
Price: £835,000

Features.



3



5



3

Description.

A handsome, substantial five double bedroom executive style home located south east of Newbury within walking distance of town and the train station.

This stunning home offers accommodation in excess of 2100sqft has been completely redecorated throughout with new flooring and kitchen with centre island.

The accommodation includes a covered entry porch leading into a large hallway, cloakroom, dual aspect living room, family room, snug/playroom, kitchen/dining room, utility room, impressive divided staircase to large galleried landing, master bedroom with en-suite, guest bedroom with en-suite, three further double bedrooms (all bedrooms having built-in wardrobes), library/study with feature arched window and family bathroom with separate shower cubicle.

Outside the rear garden offers a good degree of privacy and backs onto mature trees, garage double in size with workshop area and driveway parking to front for two vehicles.



Location.

Lamtarra Way is well positioned for convenient access to Newbury Racecourse, the railway station, the town centre and nearby Newbury & Crookham golf course. There are lovely walks nearby leading up to Greenham Common and Bowdown Woods.

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.





(Excludes Garage)

This floor plan shows a house with a central hall and several rooms. The layout includes a large living room, a family room, a kitchen/dining room, a utility room, a play room/snug, a bathroom, and a garage/workshop. The plan also indicates the location of the front door, stairs, and various fixtures like windows, doors, and a toilet.

Rooms and Dimensions:

- Living Room:** 18'0" x 11'8" (5.48 x 3.55)
- Family Room:** 14'4" x 10'1" (4.36 x 3.07)
- Kitchen/Dining Room:** 16'0" x 15'11" (4.87 x 4.85)
- Utility Room:** 12'1" x 5'9" (3.68 x 1.75)
- Play Room / Snug:** 11'8" x 7'10" (3.55 x 2.38)
- Garage / Workshop:** 18'0" x 17'0" (5.48 x 5.18)
- WC (Bathroom):** Dimensions not specified

Other Features:

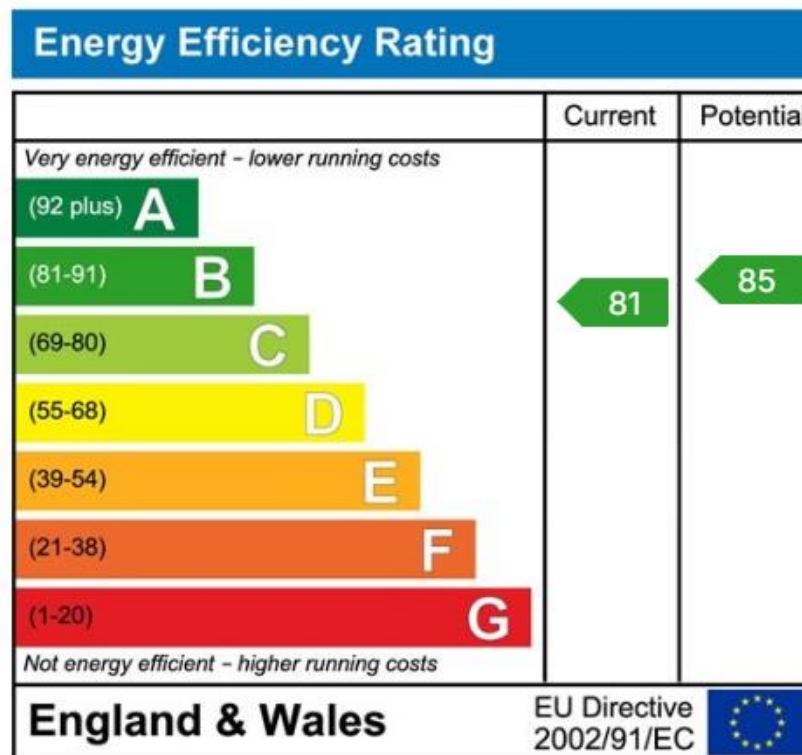
- Hall:** Central hallway with stairs labeled "Up" and "Down".
- Front Door:** Located at the bottom center, marked with an "IN" arrow.
- Windows:** Indicated by small rectangles with cross-hairs.
- Doors:** Indicated by arcs showing the swing direction.
- Fixtures:** Includes a toilet in the WC, a sink in the kitchen/dining room, and a stove in the kitchen/dining room.

This floor plan shows a 5-bedroom house with a central staircase. The rooms and their dimensions are as follows:

- Bedroom 1:** 14'11" x 11'10" (4.54 x 3.60)
- Bedroom 2:** 12'9" x 10'9" (3.88 x 3.27)
- Bedroom 3:** 14'1" x 11'3" (4.29 x 3.42)
- Bedroom 4:** 12'4" x 9'1" (3.75 x 2.76)
- Bedroom 5:** 9'5" x 9'1" (2.87 x 2.76)
- Study:** 9'2" x 8'8" (2.79 x 2.64)

The plan also includes a central staircase with 'Up' and 'Down' directions, a bathroom, and several closets (W) and wardrobes (T). The layout is symmetrical around the central staircase area.

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: B

COUNCIL TAX BAND: G
2023/24 £3,526.81

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.

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

01635 523777

www.downer.co.uk