



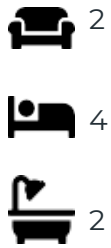
DOWNER & CO

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9 Meyrick Drive, Newbury RG14 6SY  
Price: £450,000



## Features.



## Description.

This beautiful four bedroom house has been completely updated and hugely improved by the current owners. The property is within Falkland and Park House Schools catchment, and locally there is a park and shops. Newbury and the mainline railway station is not far, and there is easy access to the A34.

The light and spacious accommodation consists of entrance porch, cloakroom, living room, open plan kitchen/dining room with garden room, master bedroom with built-in wardrobes, en-suite and air conditioning to the top floor; two double bedrooms, fourth single bedroom and family bathroom to the first floor. Outside there is driveway parking to the front and a large single garage immediately behind the house in a block. The rear garden is enclosed and is laid to low maintenance artificial turf. The property has gas-fired central heating and upvc double glazing.





## 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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





Approximate Gross Internal Area  
115.41 sq m / 1242.26 sq ft  
(Excludes Eaves Storage / Garage)  
Garage Area 11.42 sq m / 122.92 sq ft

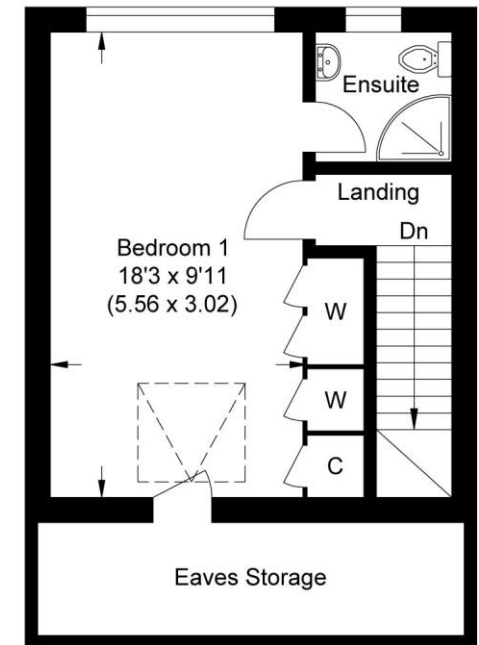
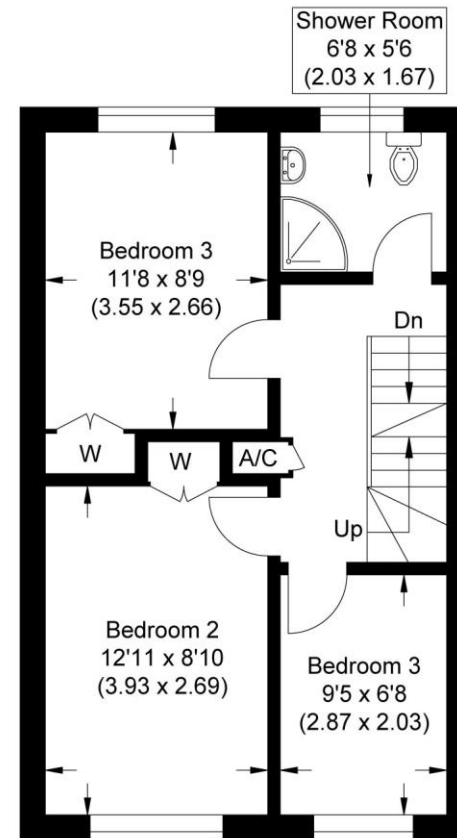
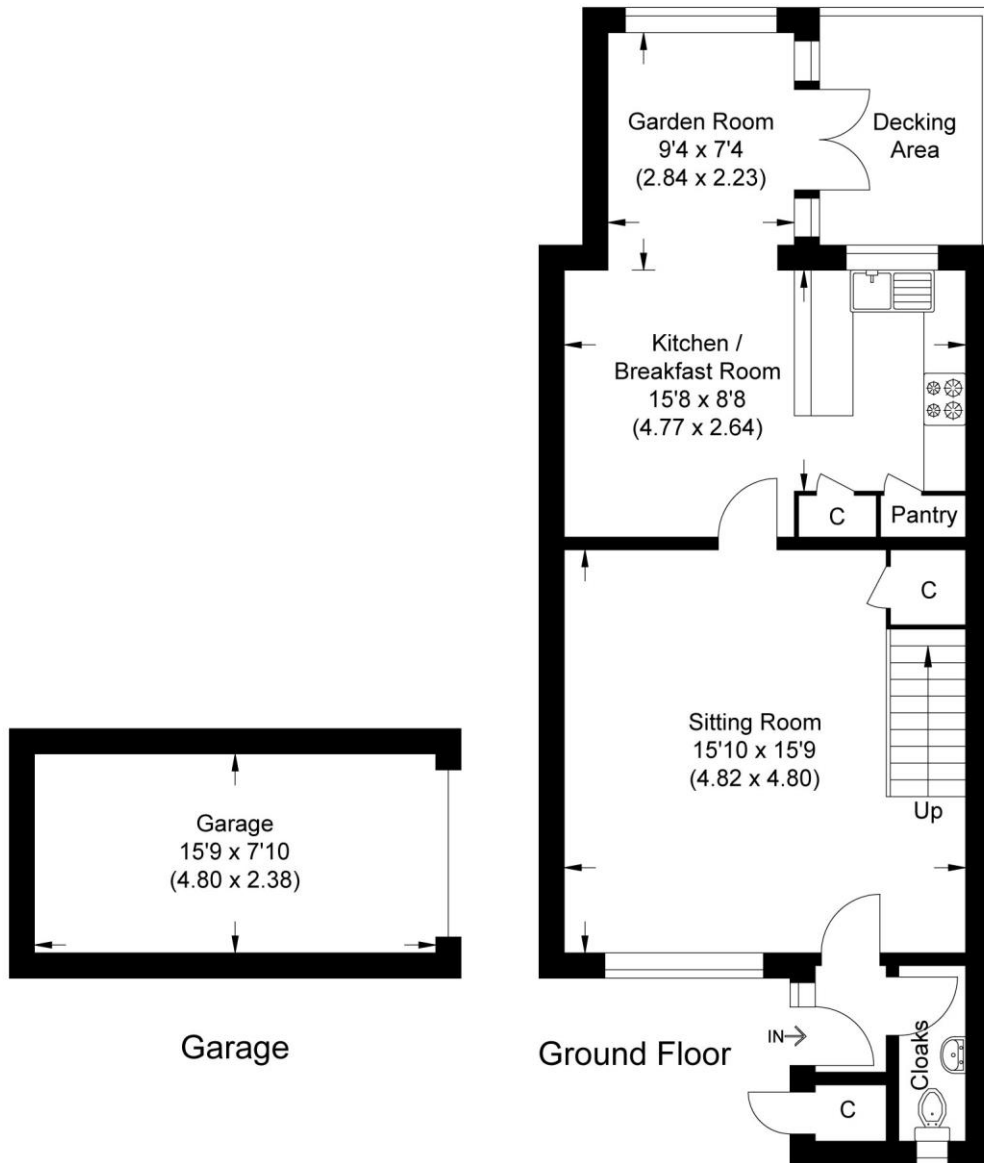
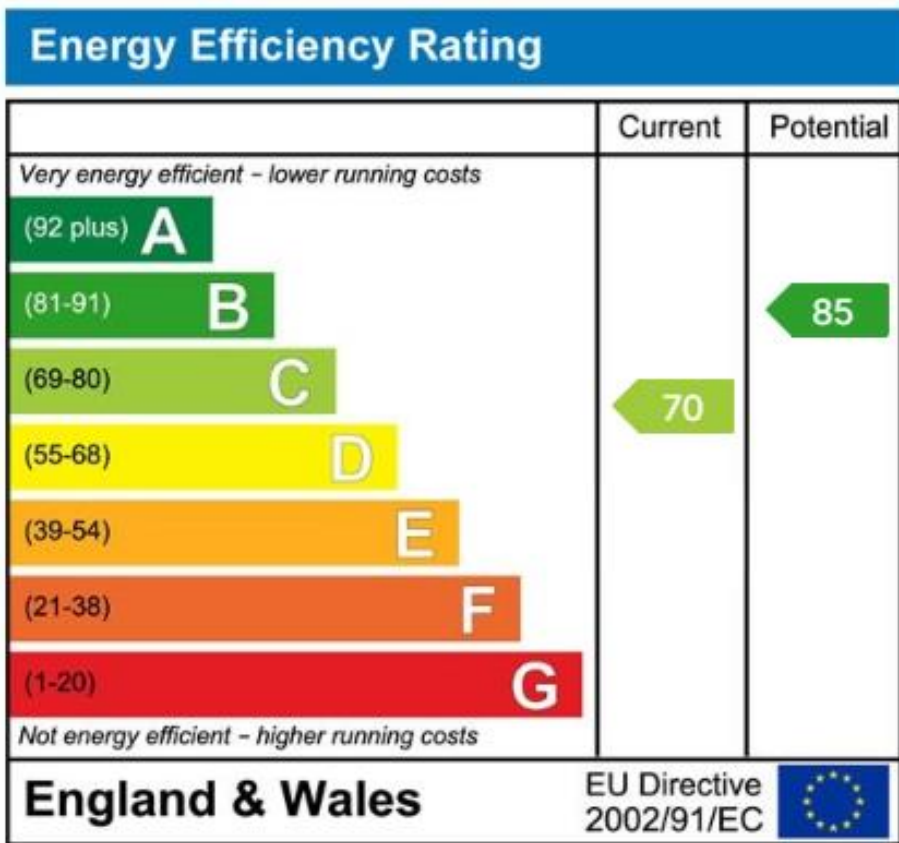


Illustration for identification purposes only, measurements are approximate, not to scale.





#### 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: C**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,156.19.**

**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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