



DOWNER & CO

TRUSTED SINCE 1988

2 Manor Place, Speen, Newbury RG14 1RB
Price: £775,000

Features.

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- 4
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Description.

Located in a quiet cul-de-sac within a short walk of local shops, a park, pubs, golf course and miles of footpaths is this immaculately presented, light and spacious four bedroom detached family home. The property has been updated, improved and extended by the current owners inside and out and is ready to move into and start enjoying. The property is also within walking distance of local schools and the Speen Moors loop is easy to get to.

The accommodation consists of entrance hall, kitchen open to the dining room, utility room, workshop, living room, garden room, shower room to the ground floor, four double bedrooms and family bathroom. Outside, the rear garden has been beautifully looked after, there is a greenhouse, and it is fully enclosed. To the front there is driveway parking for several vehicles, and a pretty garden. Benefits include double garage with electric door, upvc double glazing and gas fired central heating.

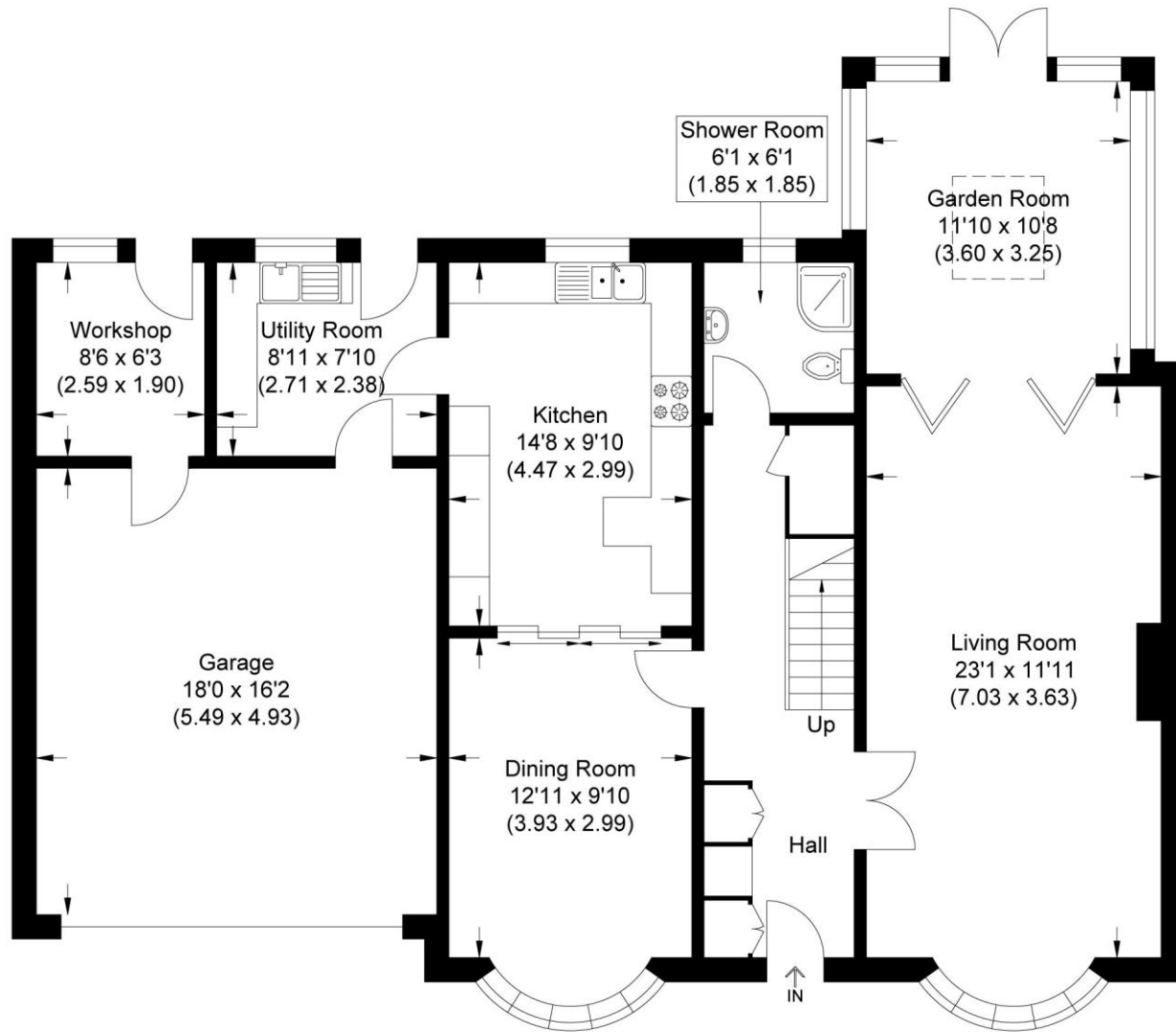


Location.

Just over a mile away is the pretty market town of Newbury offering 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.

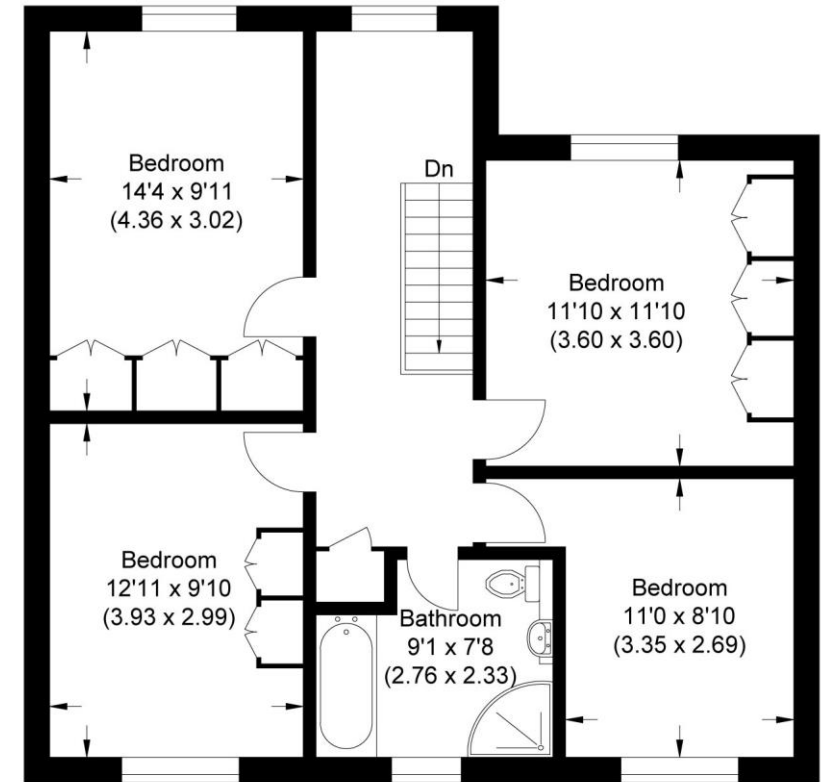






Ground Floor

Approximate Gross Internal Area
193.34 sq m / 2081.09 sq ft
(Includes Garage & Workshop)
Garage Area 27.07 sq m / 291.37 sq ft
Workshop Area 4.93 sq m / 53.06 sq ft



First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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: F
2025/2026: £3,503.82.

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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