



38 Mortons Lane, Upper Bucklebury RG7 6QQ
Price: £625,000

Features.



Description. A smartly presented, light and bright three double bedroom link-detached family home located on a prestigious landscaped development in this popular village. Within walking distance of the local primary school, community hall, public house and post office/village shop.

The accommodation includes entrance hall, cloakroom, living room, with feature fireplace, conservatory, study, smart kitchen/dining room, utility room, master bedroom en-suite, two further double bedrooms, family bathroom, south facing enclosed rear garden, good sized single garage and additional driveway parking.

Estate charge: £40 per annum.
Management Charge: £409 per annum.



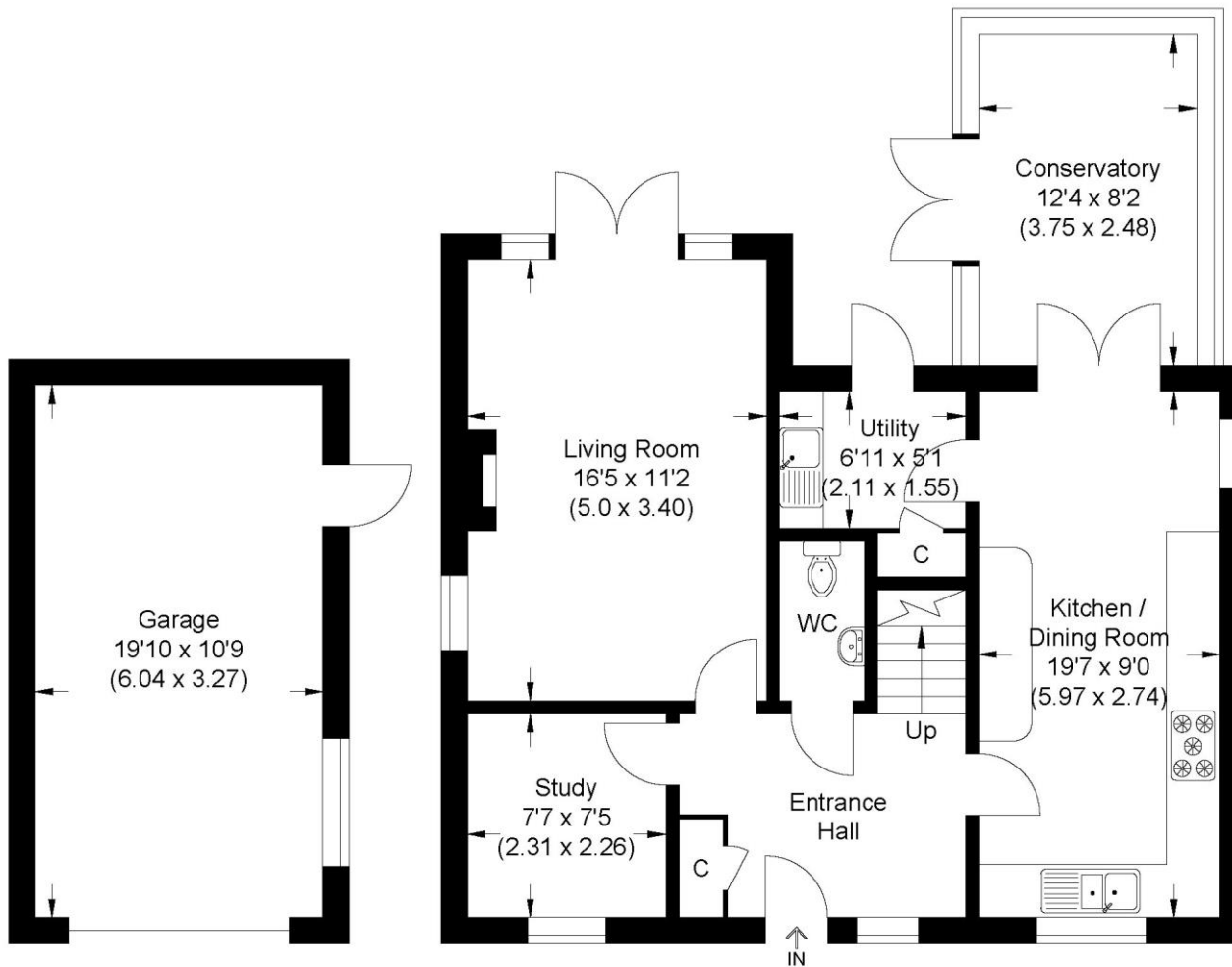
Location.

Mortons Lane is a superb and spaciouly laid out development of just 41 properties close to the heart of the village.

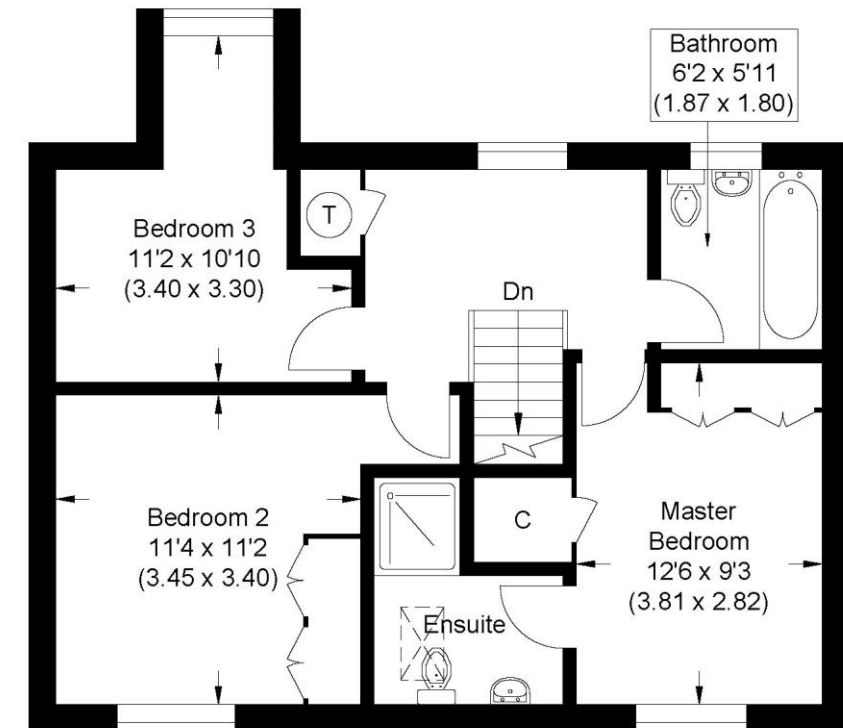
The village of Upper Bucklebury is one of the most sought after villages in West Berkshire and offers local amenities including primary school, local stores, public house and is surrounded by stunning rolling countryside ideal for scenic walks and other country pursuits. It falls within the Kennet and Downs secondary school catchments but private schooling at Bradfield College or Downe House are a short drive away. The mainline train station at Thatcham serves Reading and London Paddington and there is easy access to the A4 leading to Jct. 12 of the M4



Approximate Gross Internal Area
119.03 sq m / 1281.22 sq ft
(Excludes Garage)
Garage Area 19.75 sq m / 212.58 sq ft



Ground Floor



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		85
(69-80) C	74	
(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: E
2025/2026: £2,845.60.

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