



DOWNER & CO

TRUSTED SINCE 1988

5 Greenacre Place, Newbury RG14 7GY
Price: £485,000

Features.



Description.

A very stylish three double bedroom semi-detached townhouse located on this quiet development close to Greenham Common.

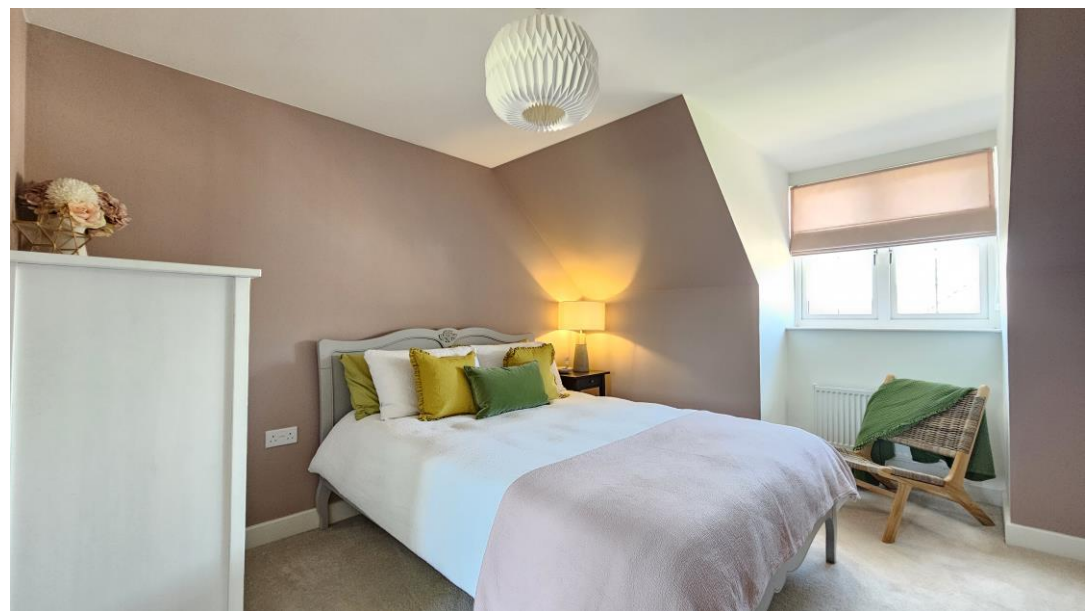
Accommodation is arranged over three floors and includes entrance hall, living room, kitchen/diner with utility area and cloakroom, two first floor double bedrooms, study/nursery and family bathroom. The master bedroom is on the top floor and has a large en-suite shower room and built in wardrobes. There is a sunny low maintenance and south facing rear garden with a lovely leafy backdrop, driveway parking for two vehicles and a good sized garage.



Location.

Built on a small development on the south side of Newbury the house has stunning walks and bike rides on nearby Greenham Common. The retail park and Tesco is within walking distance and falls within the Park House Secondary School catchment. The town and train station serving Reading, London Paddington and the west country are only a short drive away or approx. a 20 minute walk and close to the major road links of the A339 and A34.

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

110.81 sq m / 1192.74 sq ft

(Excludes Garage)

Garage Area 20.54 sq m / 221.09 sq ft

 = Reduced Head Height Below 1.5m

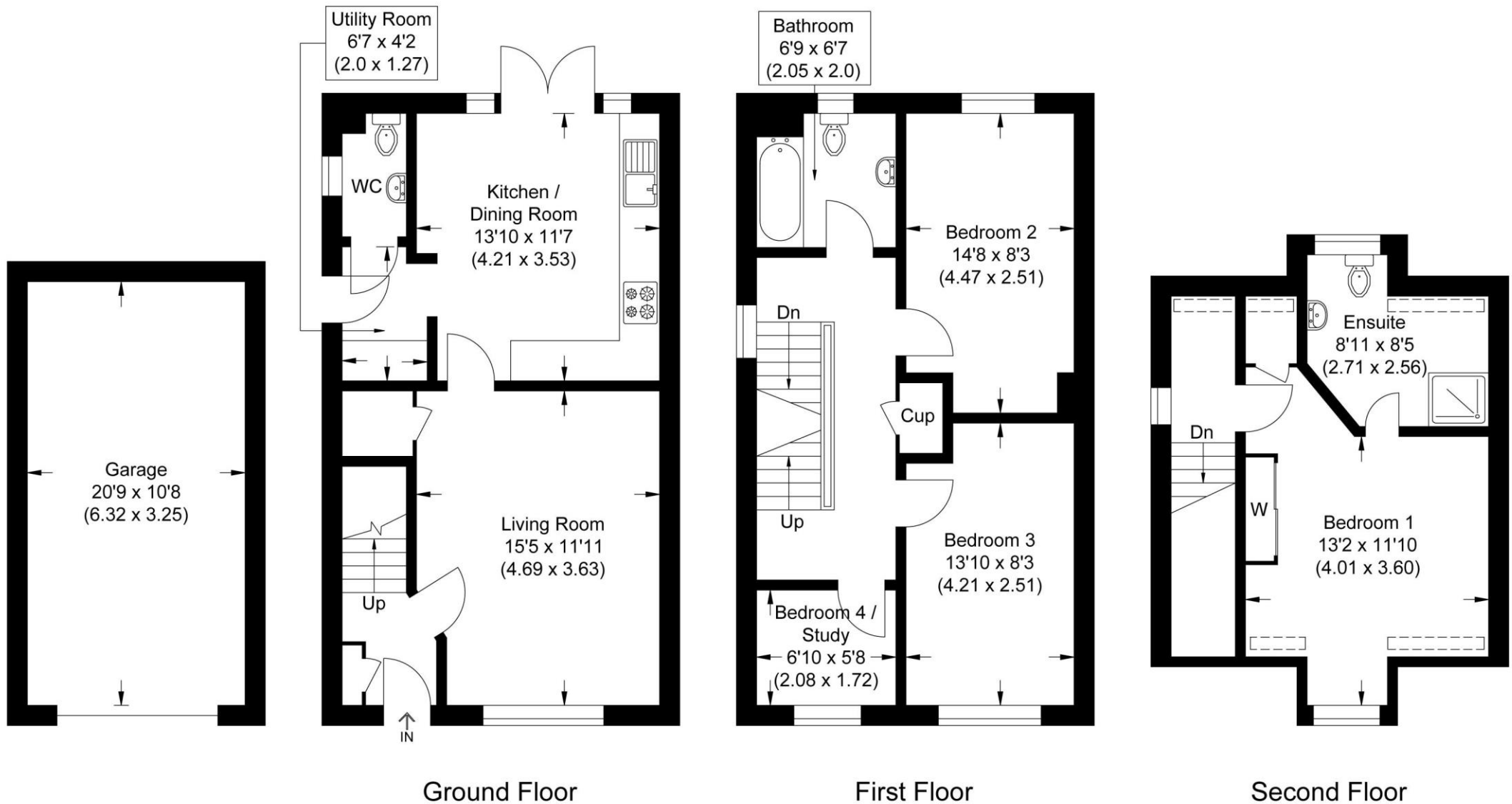


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		96
(81-91) B	87	
(69-80) C		
(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: B

COUNCIL TAX BAND: D
2025/2026: £2,425.72.

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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