



DOWNER & CO

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Eden House, Oxford Road, Chieveley,
Newbury RG20 8RU
Price: £365,000

Features.



NO ONWARD CHAIN

Description.

Located just outside Chieveley is a light and spacious three bedroom home with en-suite. The well maintained property is also within the Downs School catchment and Chieveley village is just a mile and a half away.

The accommodation consists of entrance hall, cloakroom, smart kitchen, open plan living/dining room with french doors to west facing garden, master bedroom with en-suite and built-in wardrobes, second double bedroom, third bedroom and family bathroom. Outside the rear garden is laid mainly to grass and has a gate leading to the two allocated parking spaces. Benefits include upvc double glazing and electric heating.



Location.

Chieveley provides a range of local amenities, including Chieveley primary school, village shop, public house and village hall with recreation ground and tennis courts, all contributing to a vibrant community atmosphere. It also is within The Downs School catchment with a school bus service. Chieveley also offers excellent connectivity, with easy access to the A34 and M4 motorway, facilitating straightforward commutes to Newbury, Oxford, Southampton and Reading plus a mainline station into Paddington from nearby Newbury.



Approximate Gross Internal Area
85.0 sq m / 914.93 sq ft

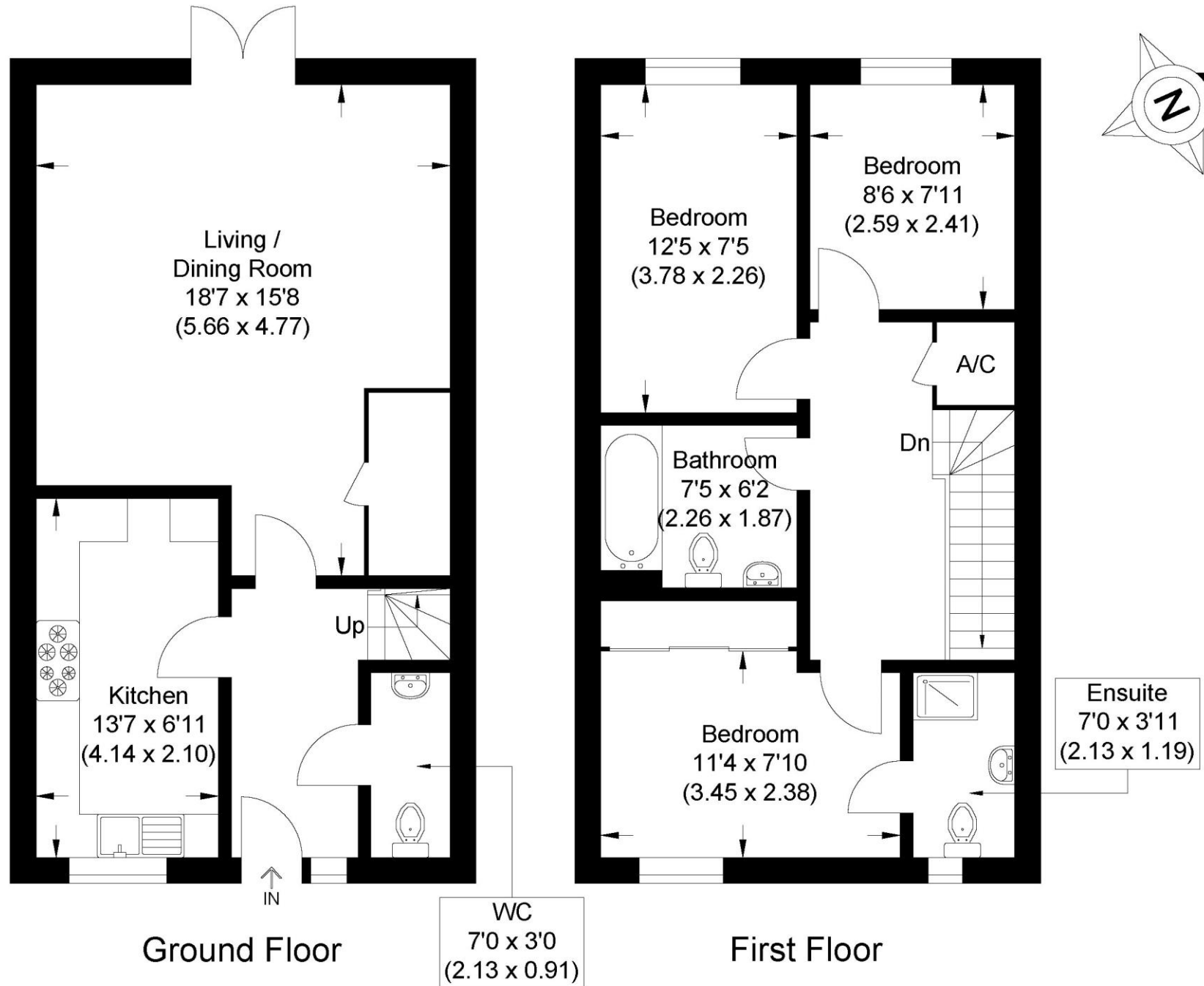


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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: D

COUNCIL TAX BAND: E
2025/2026: £2,845.26.

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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