



**Ashling, 24b Kiln Road, Newbury RG14 2HA**  
**Price: £512,000**



**Features.**

-  2
-  3
-  2

**Description.**

Detached, three double bedroom bungalow hidden down a quiet track to the north of Newbury town centre, within walking distance of the local shop and public house. The property could easily be extended and has planning permission to add further living accommodation.

Currently comprising entrance hall, cloakroom, kitchen, large lounge/dining room with french doors opening to the rear garden, bathroom and three double bedrooms one with an adapted en-suite bathroom. Benefits also include south facing garden, garage, driveway parking, gas central heating and double glazing throughout. The property has been fully adapted for disabled use. There are ramps front and rear, wide doors for wheelchair access and a wet room with a hoist.





## 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  
114.70 sq m / 1234.62 sq ft  
(Excludes Garage)

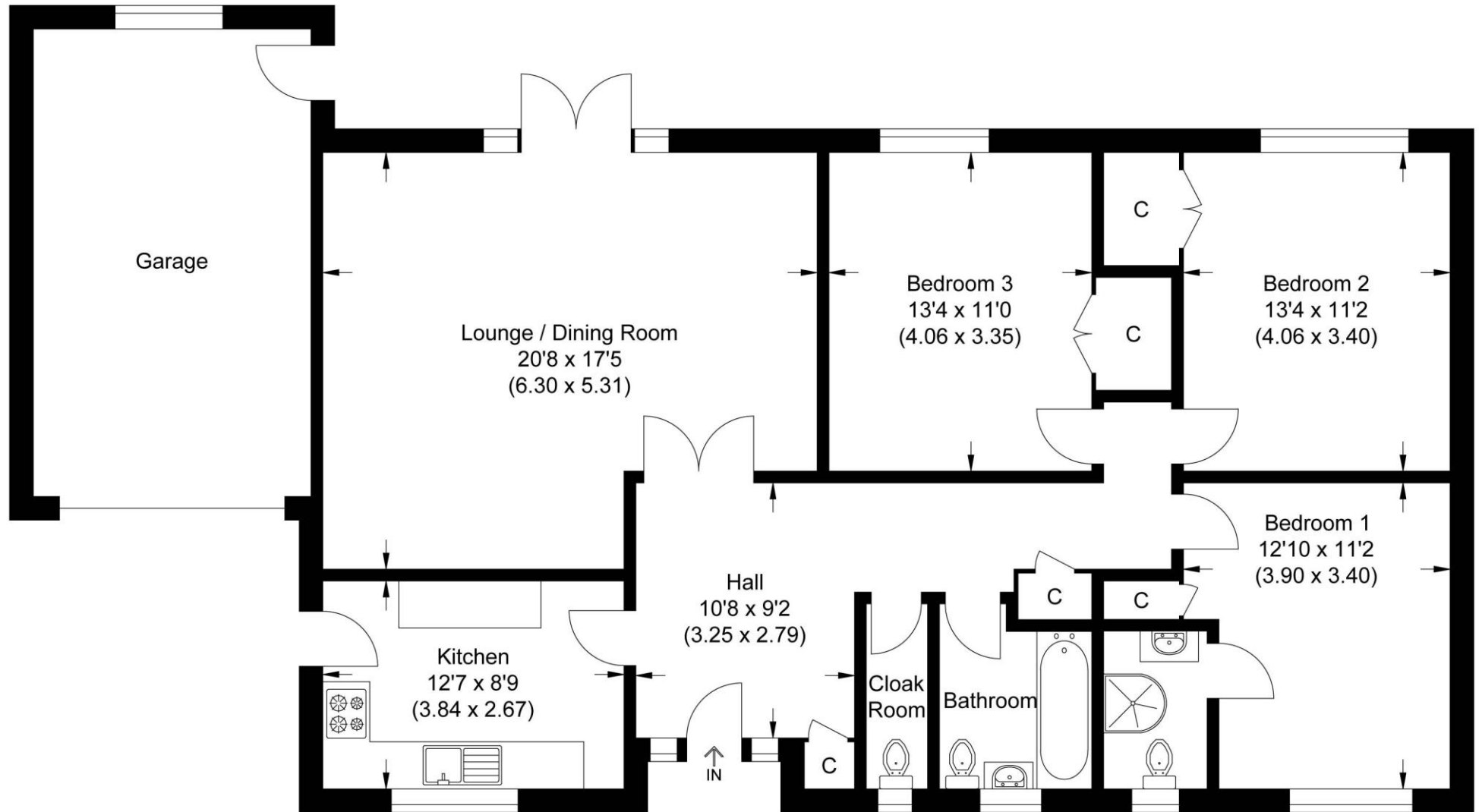
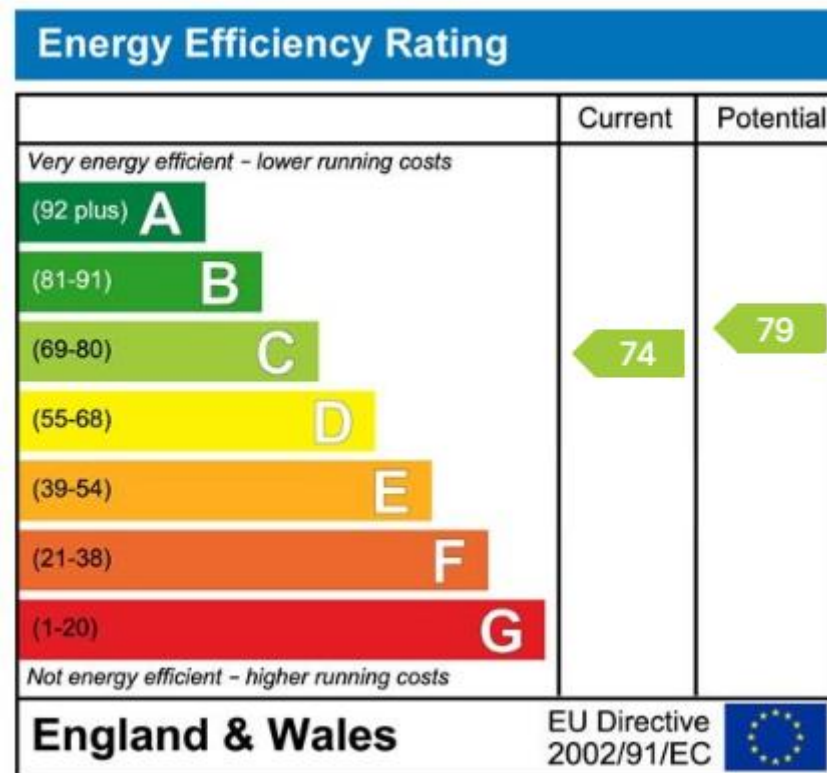


Illustration for identification purposes only, measurements are approximate, not to scale.





#### 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: E**  
**2025/2026: £2,964.77.**

**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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