



DOWNER & CO

TRUSTED SINCE 1988

Hopwood, 17c Wendan Road, Newbury RG14 7AG
Price: £785,000

Features.



NO ONWARD CHAIN

Description.

Brilliantly located within a short walk of the town centre, mainline rail station and St Barts Secondary School is a modern, spacious four bedroom detached home with double garage. The well presented property is light and airy throughout and the flexible accommodation is perfect for family living.

The accommodation consists of entrance hall, smart kitchen/breakfast room, dining room that could be opened up into the large living room, office, utility room, cloakroom, master bedroom with en-suite and built-in wardrobes, three further double bedrooms and family bathroom with separate bath and shower. Outside, the private rear garden is laid mainly to lawn, and there is a patio adjacent to the rear of the house. To the front there is driveway parking for several vehicles and access to the double garage. Benefits include upvc double glazing and gas fired central heating.



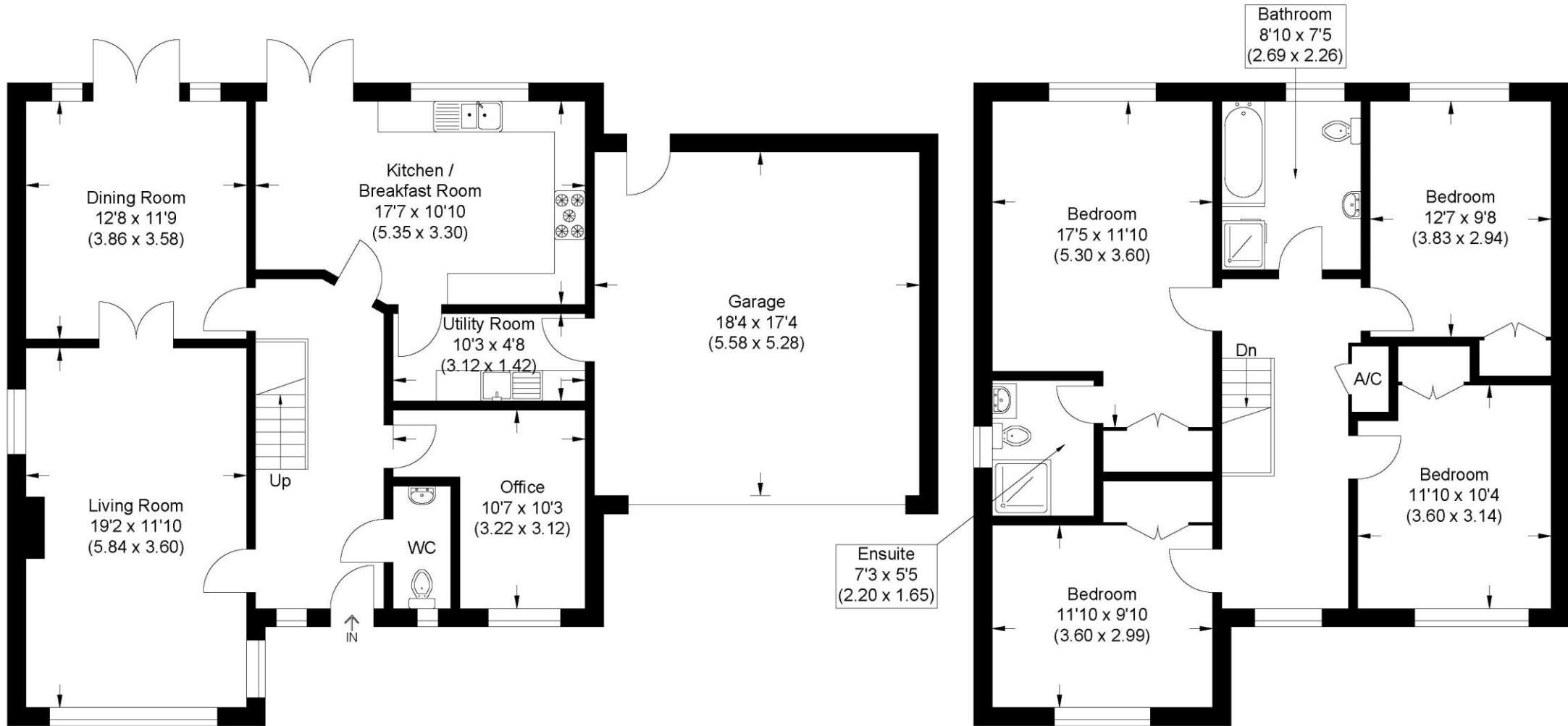
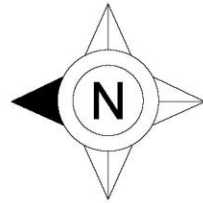
Location.

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. Newbury also has a mainline train station with services direct to Reading and London Paddington.





Approximate Gross Internal Area
161.17 sq m / 1734.81 sq ft
(Excludes Garage)
Garage Area 29.46 sq m / 317.10 sq ft



Ground Floor

First Floor

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		78
(55-68) D	66	
(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: 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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