

**8 CASTLE GROVE  
NEWBURY**





## 8 Castle Grove Newbury

Newbury, Berkshire, RG14 1PR

**Guide Price £850,000**

Approximately 1.6 Miles to Newbury  
Railway Station

Approximately 1.5 Miles to the A34

Approximately 3.3 Miles to M4 J13

- Freehold
- Detached House
- Sought After Residential Area
- Entrance Hall
- Large Living Room
- Bright and Airy Dining Room
- Kitchen
- Utility Room
- Downstairs Shower Room
- Conservatory
- Four Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Solar Panels With Battery
- Ample Driveway
- Beautiful Rear Garden
- Two Cabins
- Views Of Donnington Castle



### Situation

Newbury is a pretty market town well renowned for its racecourse, situated on the banks of the River Kennet. The Kennet and Avon canal runs through the town. The town centre itself has a range of national and independent retailers, supermarkets, restaurants, a weekly market and the Corn Exchange, which has regular plays and concerts. Both the town centre and surrounding countryside offer a wide range of leisure and sporting facilities, such as the Watermill Theatre and a choice of three golf courses within very close proximity. There are also well known Michelin star restaurants nearby such as The Woodspen and the well renowned Vineyard at Stockcross. Local Schools include Downe House, St Gabriel's, Cheam, Brokenhurst and Marlston House, Horris Hill, St Bartholomew's, Trinity and Park House all in easy reach. Newbury is superbly situated approximately an hour by road from London and Bristol on junction 13 of the M4. Approximately 45 minutes from both Oxford and Southampton on the A34. Newbury also has a mainline railway station with fast trains to London (Paddington) in approximately 40 minutes.





## **The Property**

A beautifully presented family home situated in a sought after residential area of Newbury.

This well designed home has a bright and welcoming entrance hall with parquet flooring. The large Living room has a feature fireplace and a beautiful south facing bay window floods the room with natural light. There is also a conservatory just off the Living room which in turn leads to a patio area. There is a good sized separate Dining room that also benefits from a fantastic south facing bay window. The Kitchen has lovely views over the garden and boasts sleek work surfaces and a breakfast bar. The Kitchen benefits from an adjoining Utility room and larder. There is also the added benefit of a downstairs accessible Shower room.

Upstairs, there is a generous landing area with a window above the stairs letting in ample natural light. There are four well proportioned double Bedrooms all with built in wardrobes. There is also a family Bathroom with a shower above the bath.

Double glazing, gas central heating and solar panels with battery help keep this home warm and cosy.

In all, this is a very special family home which has been lovingly maintained and futureproofed by its current owners.















## Outside

To the front there is a block paved driveway with parking for a number of vehicles and a small lawned area, log store and a bin store keeping the front of the property aesthetically attractive. There is also wiring to install an EV charging point on the exterior wall of the utility room.

To the rear of the property there is a beautiful family friendly garden that overlooks paddock land. The garden is mostly laid to lawn and flanked with well stocked flower beds and shrubs. There are two patio areas, a green house, and two cabins with power and light. The garden enjoys views of the historic Donnington Castle in the distance.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Services

Mains Gas

Mains Water & Drainage

Mains Electricity & Solar Panels

Council Tax Band: F

What 3 Words Location: ///piano.vote.puts

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## Castle Grove, Newbury, RG14

Approximate Area = 1810 sq ft / 168.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Russel Marshall. REF: 1277295

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