



35 Abbots Road

Newbury, Berkshire, RG14 7QW



A stunning 4 bedroom, 3 bathroom detached house situated a short walk from Newbury train station being sold with no onward chain.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall | Utility room | Gym/bedroom 4 | Snug with fireplace | Stunning open plan kitchen/dining living space with 3 sets of bi-fold doors
Pantry | Downstairs shower room | Master bedroom with en-suite shower room and dressing room | Two spacious double bedrooms
Family bathroom | Double Glazing | Underfloor heating | Large rear garden | Double garage and store | Large gravelled driveway

Guide Price £750,000

SITUATION

A superbly presented detached house located in a highly sought after cul-de-sac just a short walk from Newbury train station and town centre. The pretty market town of Newbury offers a range of retail outlets, grocery outlets and there is a variety of cafes, restaurants and bars as well as a twice weekly market. The train station has direct links to London Paddington in under an hour and there is excellent access to the M4/A34.

DESCRIPTION

Accommodation comprises entrance hall, utility room, gym/bedroom 4 with potential for en-suite and snug with fireplace. A particularly stunning feature of the property is the large open plan kitchen/dining/living space with three sets of bi-fold doors onto the garden providing wonderful inside/out living. There is a pantry off the kitchen and modern shower room.

Upstairs there is a master bedroom with en-suite shower room and dressing room. Off separate stairs there are two further good size double bedrooms and family bathroom with shower over bath.

The property has underfloor heating throughout and modern UPVC double glazing.

Outside there is a large gravelled driveway, double garage and a store shed. To the rear there is a large garden which enjoys a good degree of seclusion.

The property is being sold with no onward chain and viewing is strongly recommended.

COUNCIL TAX

Band E – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Area = 2515 sq ft / 233.6 sq m

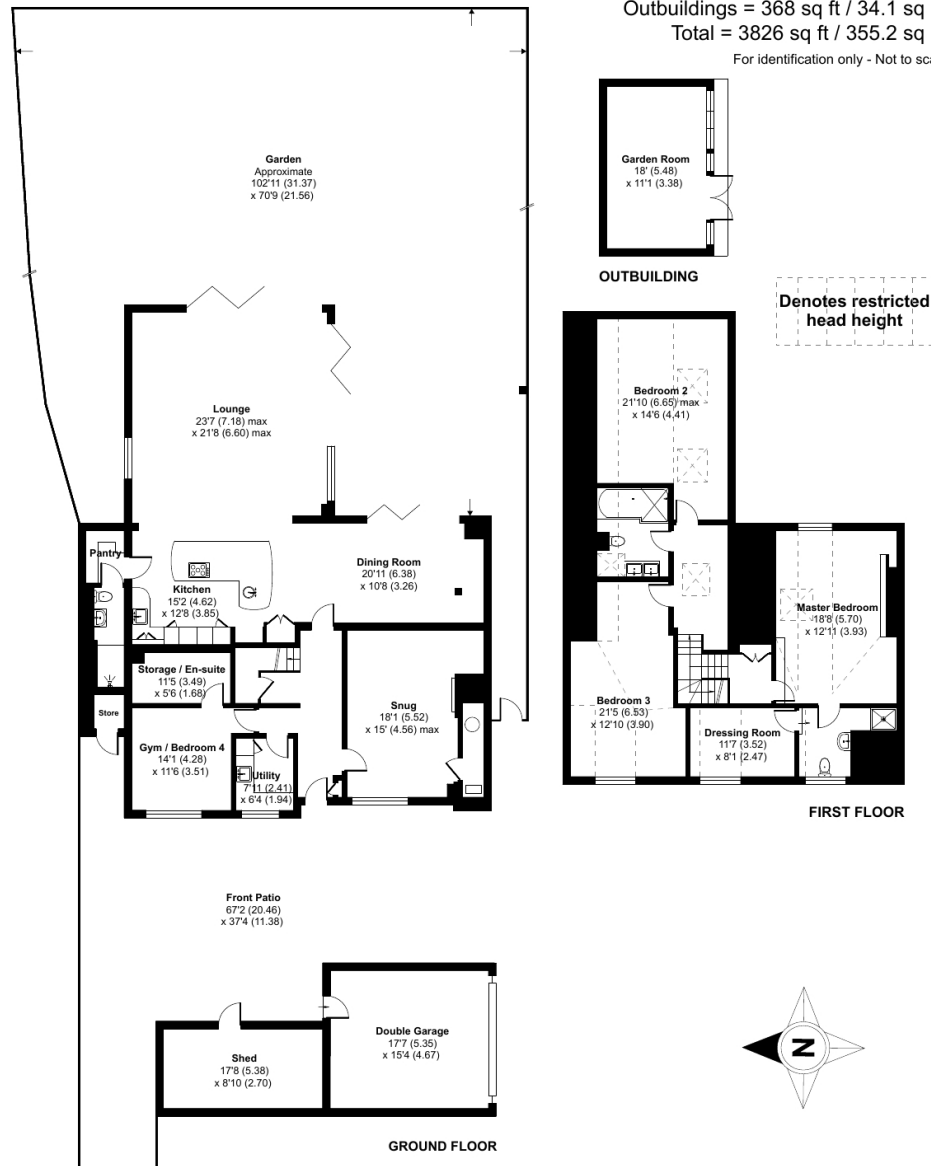
Limited Use Area(s) = 674 sq ft / 62.6 sq m

Garage = 269 sq ft / 24.9 sq m

Outbuildings = 368 sq ft / 34.1 sq m

Total = 3826 sq ft / 355.2 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). © nitchecom 2025. Produced for Nye & Co Hungerford Ltd. REF: 1236783

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