



DOWNER & CO

TRUSTED SINCE 1988

1 The Orchids, Newbury RG14 2GA
Price: £440,000

Features.

- 1
- 3
- 2

Description. Overlooking a park with far-reaching views, a superbly presented three double bedroom semi-detached townhouse. Built only four years ago, the house benefits from six years remaining on the NHBC warranty.

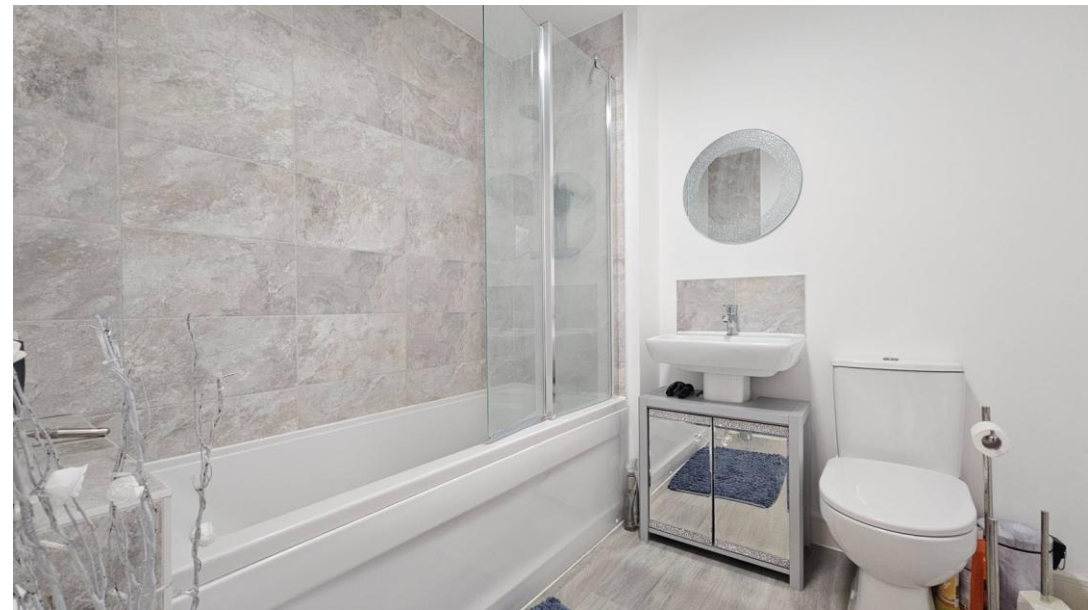
The accommodation arranged over three floors includes entrance hall, living room, kitchen/dining room, cloak/utility room, two first floor double bedrooms, family bathroom and superb master bedroom being dual aspect with high ceilings and en-suite shower room to the top floor. Outside offers a low maintenance rear garden, single garage and driveway parking for three vehicles.



Location.

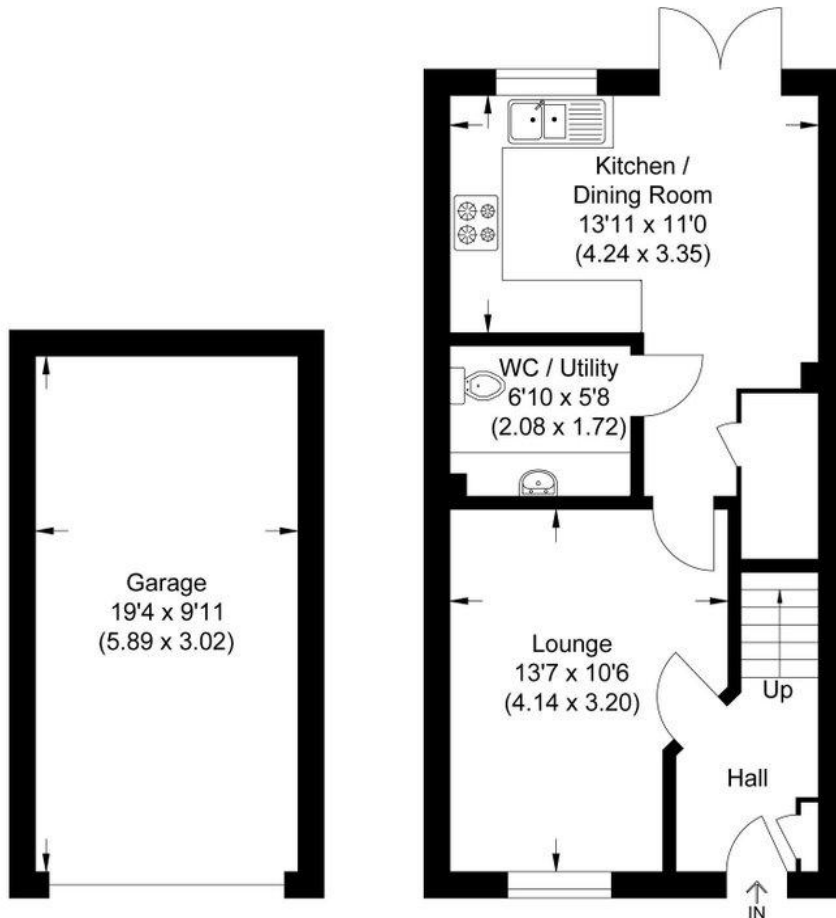
Shaw Valley is a new development on the north side of Newbury in an ideal location for Vodafone HQ and very easy access to both the A34 and M4. There are two local golf courses nearby together with the Spa/Gym at Donnington Valley Hotel and lovely walks up around Donnington Castle and Snelsmore Common and good local pubs all within walking distance.

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.

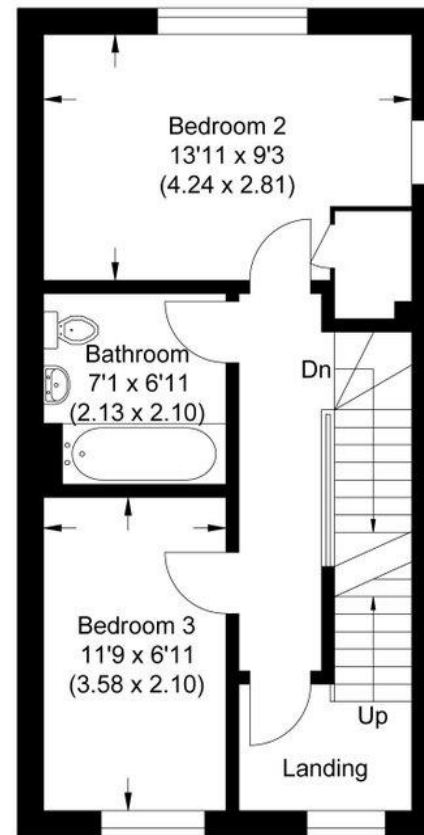




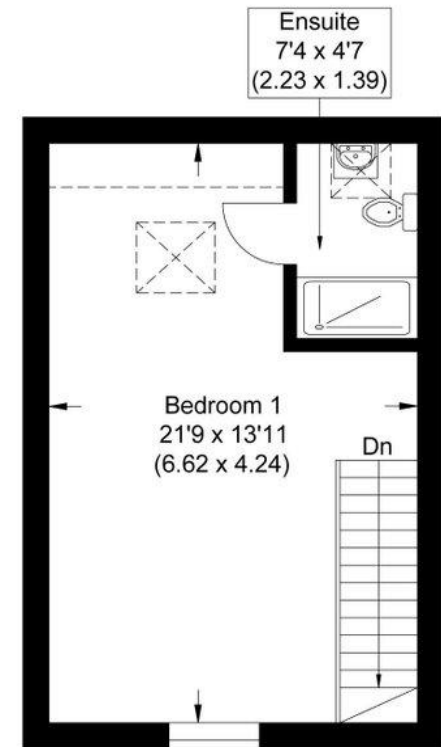
Approximate Gross Internal Area
103.29 sq m / 1111.80 sq ft
(Excludes Garage)
Garage Area 17.79 sq m / 191.49 sq ft



Ground Floor

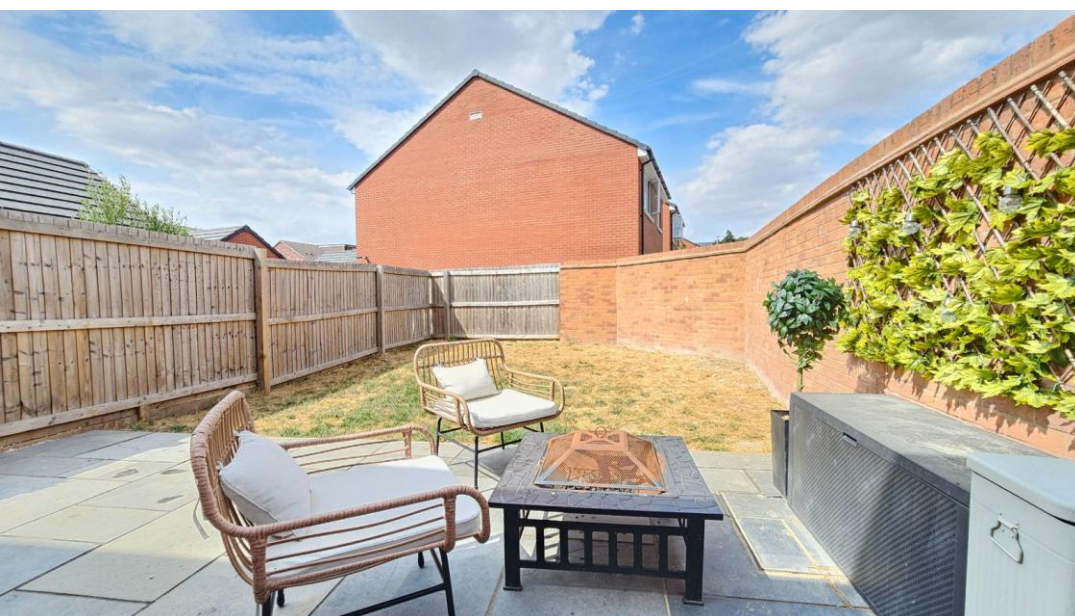


First Floor



Second 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		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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: B

COUNCIL TAX BAND: D
2026/2027: £2,552.33.

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk