



2 Southfields Graces Lane Chieveley Newbury Berkshire RG20 8XQ

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Guide Price £350,000 Freehold

An older-style semi-detached home boasting a superb Garden backing onto farmland. Located within the sought-after village of Chieveley. The village primary school, doctors' surgery, village shop and pub are all close by. Offering spacious accommodation over two floors, requiring modernisation throughout. Comprising Entrance Hall, dual aspect Sitting Room, Kitchen/ Breakfast Room, Pantry/ Store and WC. The first floor comprises three generous Bedrooms, a large Landing and a family Bathroom. The property benefits from excellent potential for extension, subject to the usual planning permissions. Outside to the front and the rear, the property enjoys a south-facing mature established garden laid mainly to lawn. Solid Fuel central heating system and UPVC Double Glazing.

No Ongoing Chain

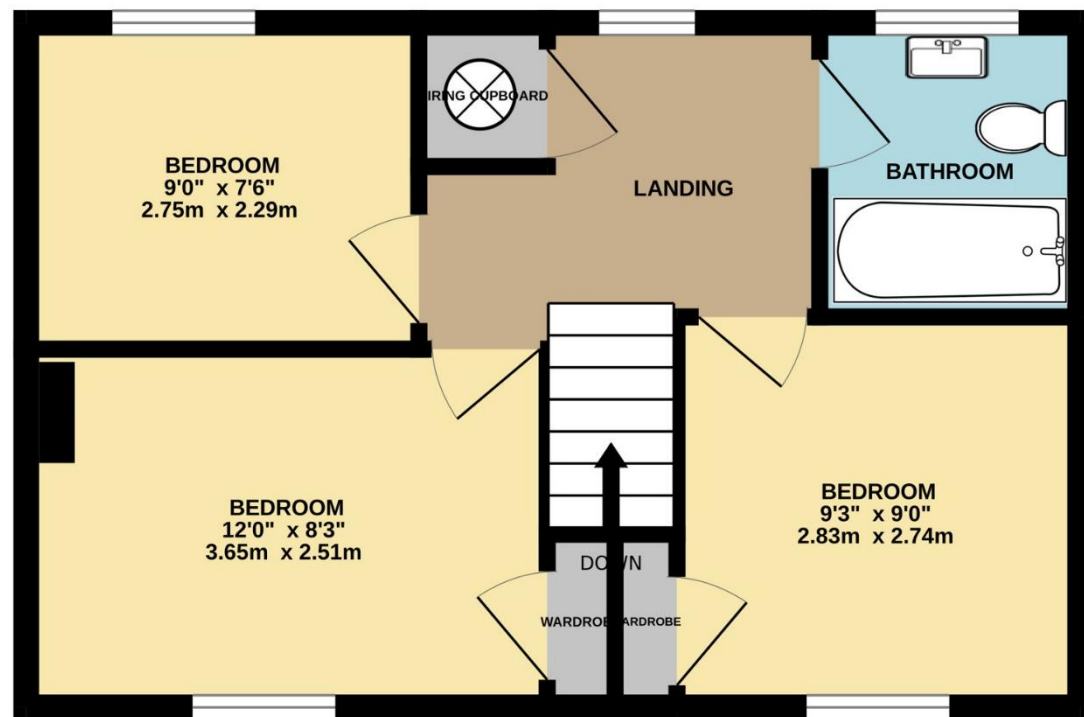
Directions: From the Robin Hood roundabout, proceed north on the A330 towards Oxford. Proceed over the first roundabout and upon reaching the M4 Junction bear left and then proceed to the roundabout. Continue under the bridge, keeping left signposted Chieveley/ Hermitage. At the junction, turn left, then continue into Graces Lane, and the property will be found on the left-hand side.



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band: D £2445.27 pa

Nearest Bus stop: School Lane 125 yards

Nearest Train station: Newbury 4.8 miles

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

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

