



6 Sutton Road

Speen, Newbury, Berkshire, RG14 1UN



# A beautifully presented four bedroom link-detached house situated in the sought after area of Speen.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

[www.nyeandco.co.uk](http://www.nyeandco.co.uk)

Large entrance porch | Downstairs shower room | Open plan kitchen/dining/living room | Master bedroom with fitted wardrobe

Three further good size bedrooms | Family bathroom with shower over bath | Gas central heating | UPVC double glazing

Garden backing onto Speen Recreation Ground with store | Garage | Driveway parking for multiple cars

**Guide Price £595,000**

## SITUATION

The property is situated in Sutton Road backing onto Speen Recreation Ground. Speen is a sought after area situated on the western edge of Newbury, making it particularly useful for nearby transport links. The pretty market town of Newbury offers a wide range of shopping and leisure facilities, including a twice weekly market. There is a variety of cafes, restaurants and bars, the Corn Exchange Theatre and a multi-screen cinema. There is a rail station with direct trains to London Paddington.

## DESCRIPTION

The property has been upgraded throughout by the current owners and is immaculately presented.

Accommodation comprises large entrance porch and downstairs shower room. A particular feature of the property is the open plan kitchen/dining

living space with wood burning stove and bi-fold doors onto the garden.

Upstairs there is a master bedroom with fitted wardrobe, three further good size bedrooms and family bathroom with shower over bath.

The property has gas central heating and UPVC double glazing.

Outside there is a lovely garden with patio, lawn and a useful store. The garden backs onto Speen Recreation Ground.

To the front of the property there is a garage and driveway parking for multiple cars.

## COUNCIL TAX

West Berkshire – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

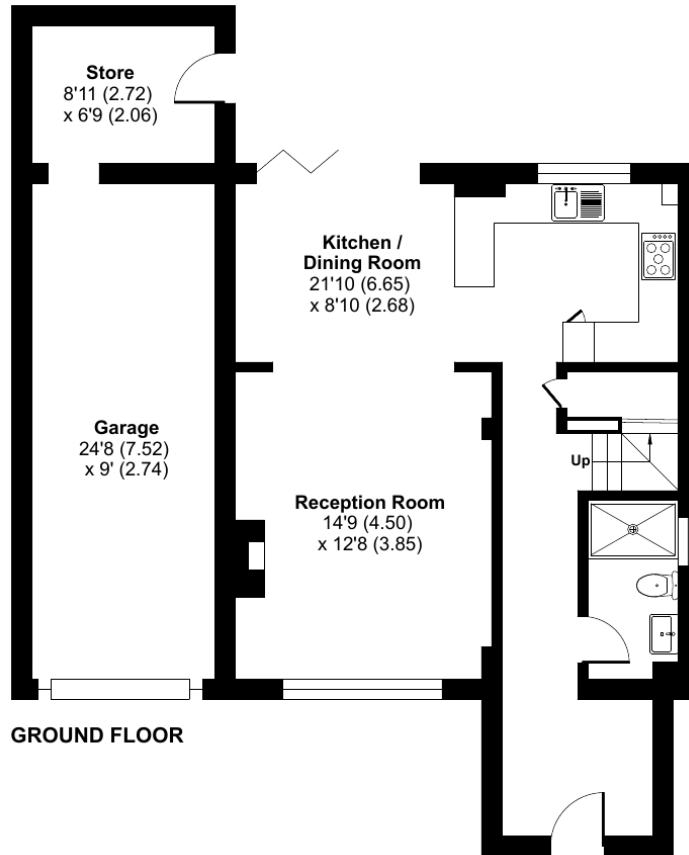
# Sutton Road, Speen, Newbury, RG14

Approximate Area = 1121 sq ft / 104.1 sq m

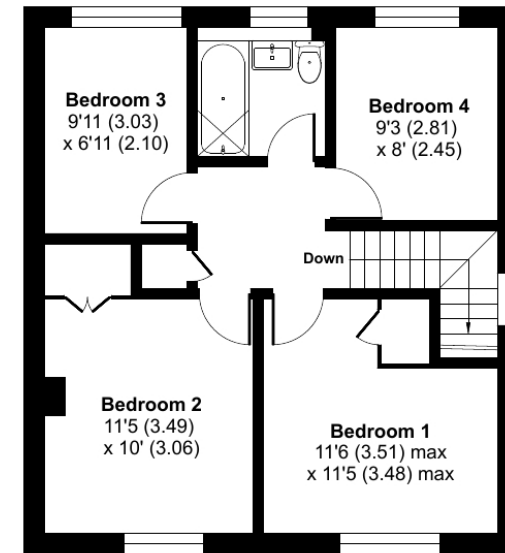
Garage = 289 sq ft / 26.8 sq m

Total = 1410 sq ft / 130.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Nye & Co Hungerford Ltd. REF: 1488420

Whilst we at **Nye & Co** estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey.



114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: [sales@nyeandco.co.uk](mailto:sales@nyeandco.co.uk)

[www.nyeandco.co.uk](http://www.nyeandco.co.uk)

