



DOWNER & CO

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45 Capability Way, Greenham RG19 8FA
Price: £925,000

Features.

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-  5
-  3

Description.

At the end of a private drive, a stunning, substantial five double bedroom detached family home in an enviable location backing directly onto a lake with Greenham Common beyond. Built approx. 15 years ago to the largest design on the development, measuring in excess of 3,000sqft, the accommodation offers a real feeling of space which has also recently been re-carpeted and re-decorated throughout together with a new kitchen. The landscaped, south easterly facing garden offers quietness and privacy and there are fantastic walks on your doorstep over Greenham Common.



The accommodation includes entrance hall, cloakroom, spacious triple aspect living room with wood burner, large L-shaped family room leading into fully fitted kitchen/diner, study, utility room, master bedroom en-suite, guest bedroom en-suite, three further double bedrooms, family bathroom, private and well maintained gardens with approx. 25 metre lakeside frontage, double integral garage and driveway parking for numerous vehicles. NO ONWARD CHAIN

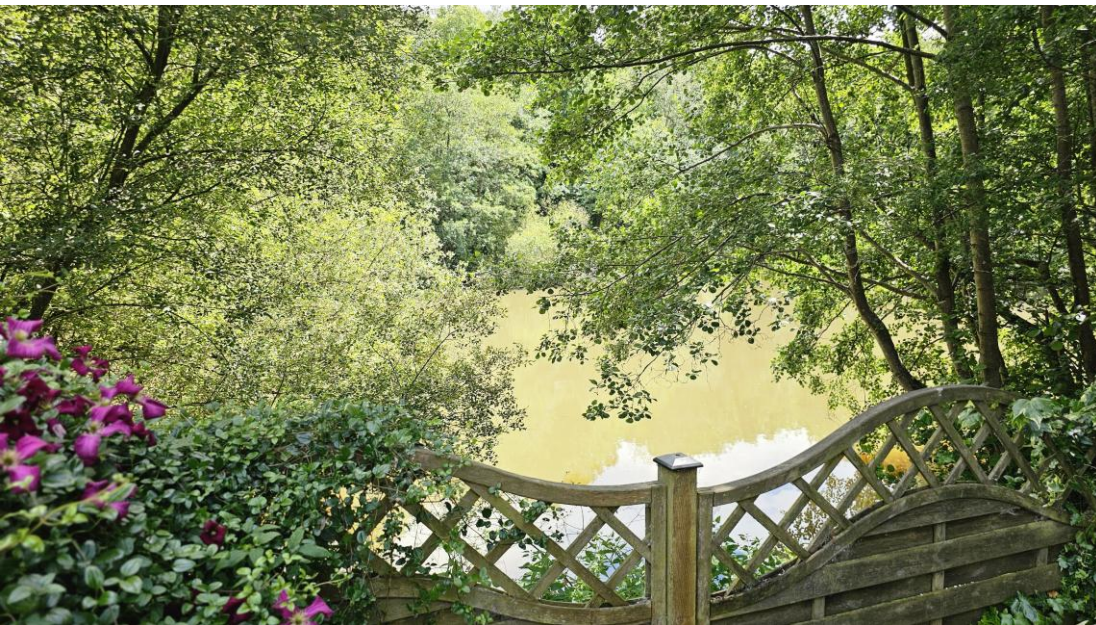


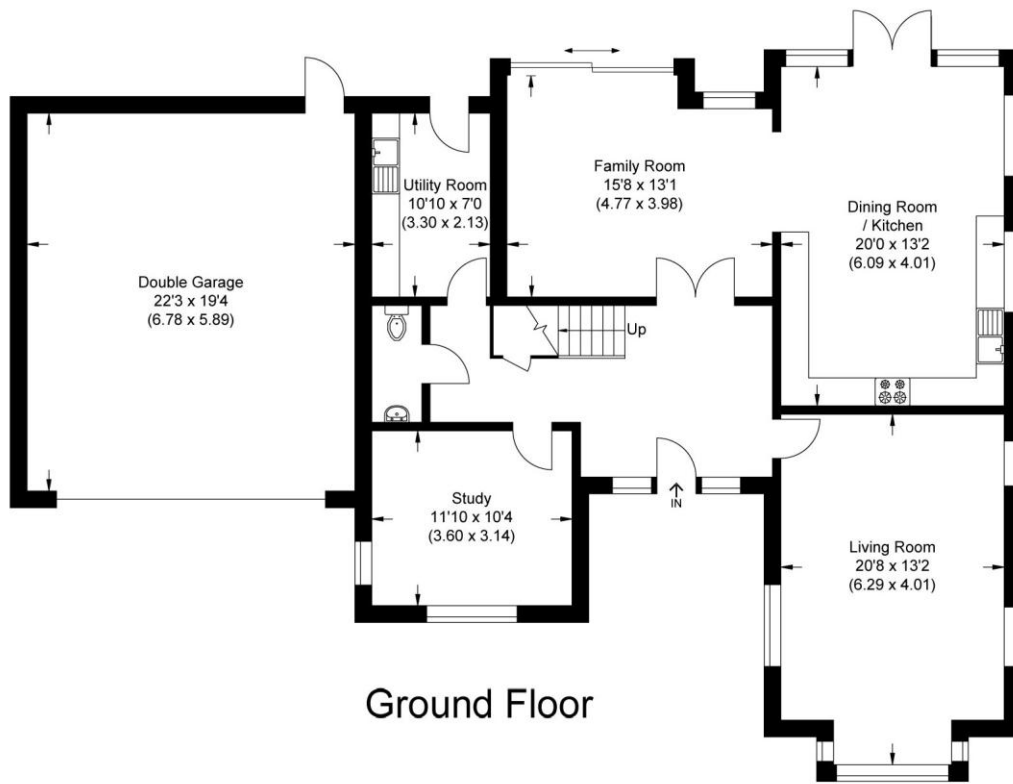
Location.

Built on a small development on the south side of Newbury the house has stunning walks and bike rides on nearby Greenham Common. The retail park and Tesco is within walking distance and falls within the Park House secondary school catchment and Highwood Copse primary school. The town and train station serving Reading, London Paddington and the west country are only a short drive away and close to the major road links of the A339 and A34.

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.





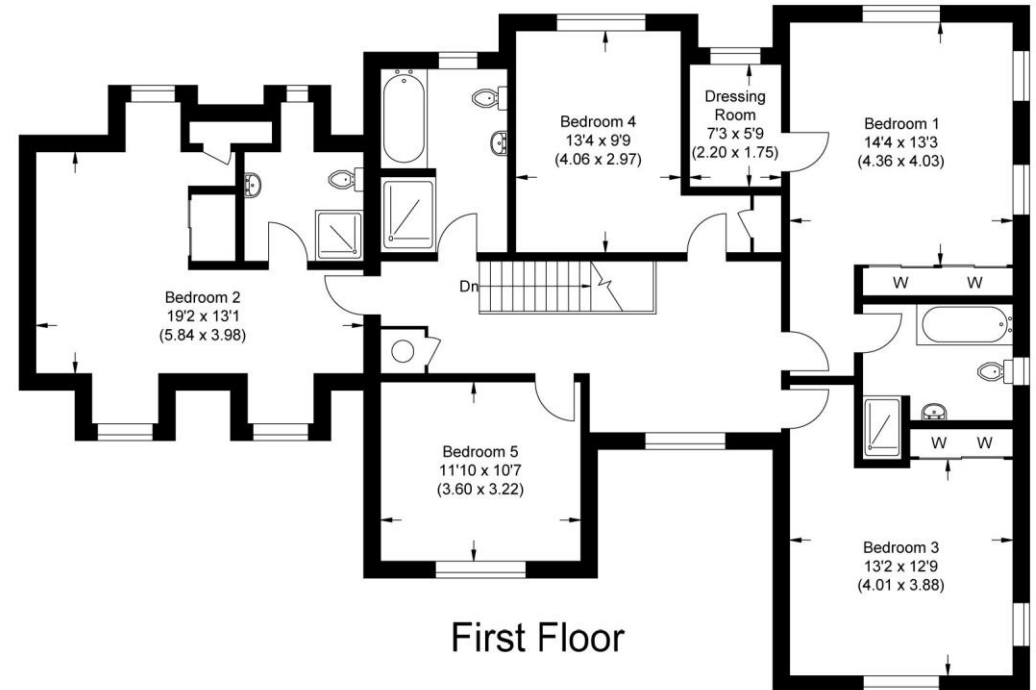


Ground Floor



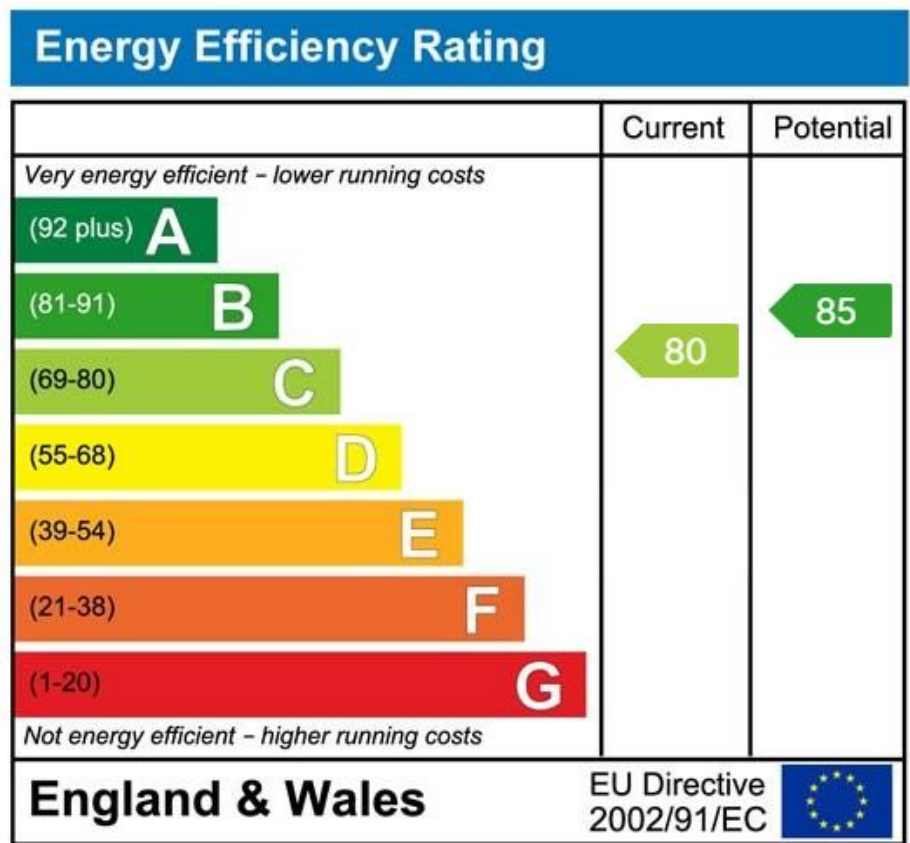
Approximate Gross Internal Area
283.98 sq m / 3056.73 sq ft
(Including Garage)

Garage Area
39.93 sq m / 429.80 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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: C

COUNCIL TAX BAND: G
2026/2027: £4,075.63.

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.

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