



Avondale, 81 Queens Road, Newbury RG14 7PA  
Price: £700,000

**Features.**

-  4
-  5
-  2

**Description.**

A real gem! A stunning, extended five bedroom detached Victorian house, within easy walking distance of the town and train station. This very comfortable home has been beautifully cared for by the present vendors for the last 30 years and offers an abundance of charm and character together with the most stunning south facing garden with a double garage and parking beyond.

The accommodation includes entrance hall, bay fronted living room with fireplace, dining room, family room with access to the rear garden, large study, kitchen, rear lobby and cloak/utility room to the ground floor, five first floor bedrooms (three of which are double in size), a delightful family bathroom with roll top bath and further shower room. A real feature of this property is the garden with a private entertaining patio area leading out to a manicured lawn with beautiful flowered borders. There is a detached double garage and additional driveway parking for three vehicles.

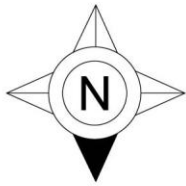


**Location.**

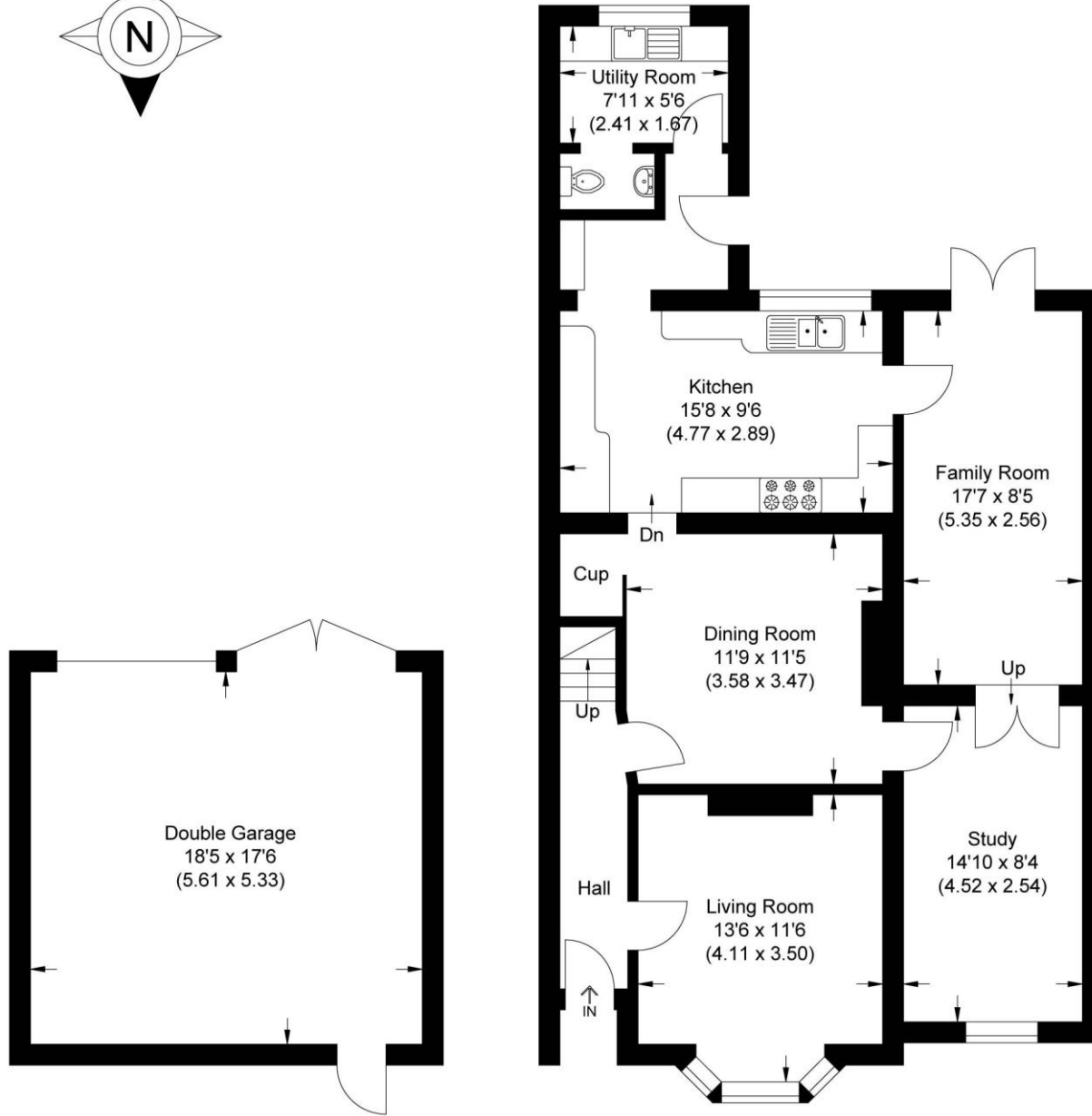
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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.



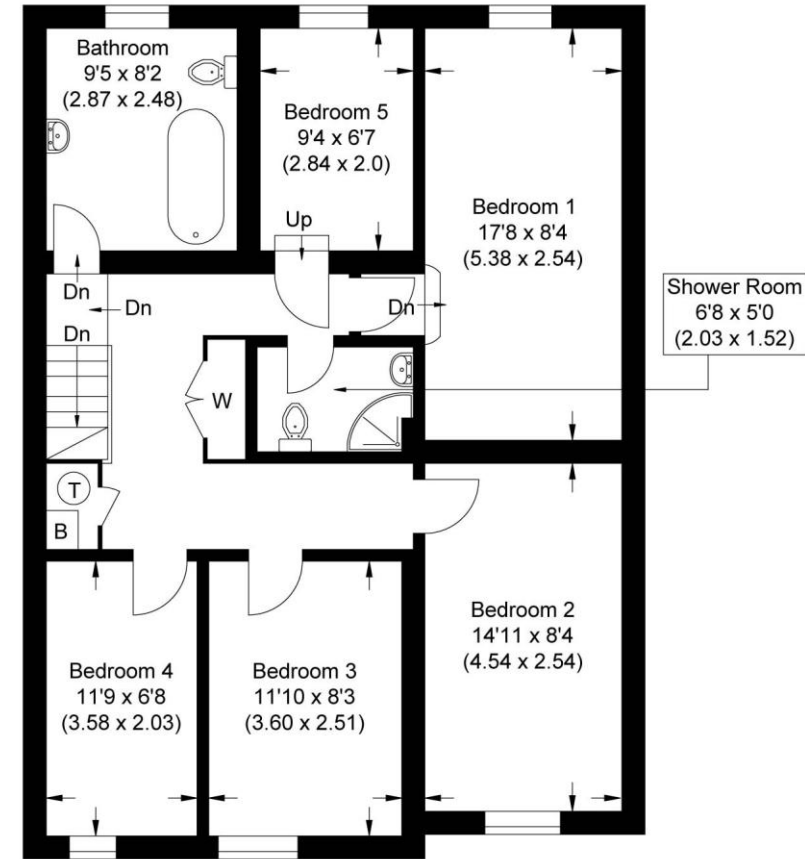




Approximate Gross Internal Area  
164.89 sq m / 1774.86 sq ft  
(Excludes Garage)  
Garage Area 29.90 sq m / 321.84 sq ft



Ground Floor




First Floor

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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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: D**

**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**  
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