

NEW LISTING

GUIDE PRICE: £845,000



HUNTINGDON GARDENS

NEWBURY, BERKSHIRE, RG14 2RG

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DESCRIPTION

Presented in immaculate, move-in ready condition with **no onward chain**, this exceptional detached family home offers over 2,200 sq ft of versatile accommodation.

Designed for modern living, the spacious ground floor includes an impressive **open-plan kitchen/dining room** with integrated SMEG appliances, and a generous sitting room, both looking out onto a professionally **landscaped rear garden**. Further features include a versatile **second reception room**, a dedicated **study**, separate **utility room**, and a **cloakroom/WC**.

Upstairs, a bright landing with built-in storage leads to **four double bedrooms**. This includes a luxurious principal suite with a walk-in dressing room and en-suite, a guest bedroom with its own en-suite, and a stylish family bathroom.

Outside, the peaceful, **low-maintenance garden** features a detached **garden office** and recently laid patio..

A fully **self-contained annexe** offers incredible potential for multi-generational living, guest accommodation, or rental income.

The property is completed by a **private driveway** with parking for up to four vehicles.



DISTANCE

- West Berkshire Community Hospital ~ 0.7 miles
- Newbury Racecourse Station ~ 1.5 miles
- Newbury Town Centre ~ 2 miles
- Newbury Railway Station ~ 2.3 miles
- Thatcham Railway Station ~ 3.5 miles
- A34 (Speen) ~ 3 miles
- A34/M4 (Junction 13) ~ 5.8 miles
- Newbury to Paddington (High Speed Train) ~ 40mins

KEY FEATURES

- No onward chain
- Over 2,200 sq. ft of renovated accommodation
- Detached house with 4 Bedrooms in Main House + 1 Annexe bedroom
- Self-contained one-bedroom, one-bathroom annexe
- Detached garden office with internet connectivity
- Shaker kitchen with integrated SMEG appliances, range cooker & wine cooler
- Principal suite with walk-in dressing room and en-suite bathroom
- Professionally landscaped, low-maintenance garden
- Driveway parking for up to four vehicles











ANNEXE



SCENIC WALKS



HUNTINGDON GARDENS, COLD ASH, NEWBURY

WEST BERKSHIRE, RG14 2RG

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Local Authority: West Berkshire

Main House Council Tax Band: F

Annexe Council Tax Band: A (eligible for a 100% Council Tax discount when occupied by a qualifying relative, subject to local authority criteria).

EPC: C

Mains: All connected

Tenure: Freehold

Fixed Rent charge: £30 annual (HomeGround)

Estate Management Charge: £320 annual (FirstPort)

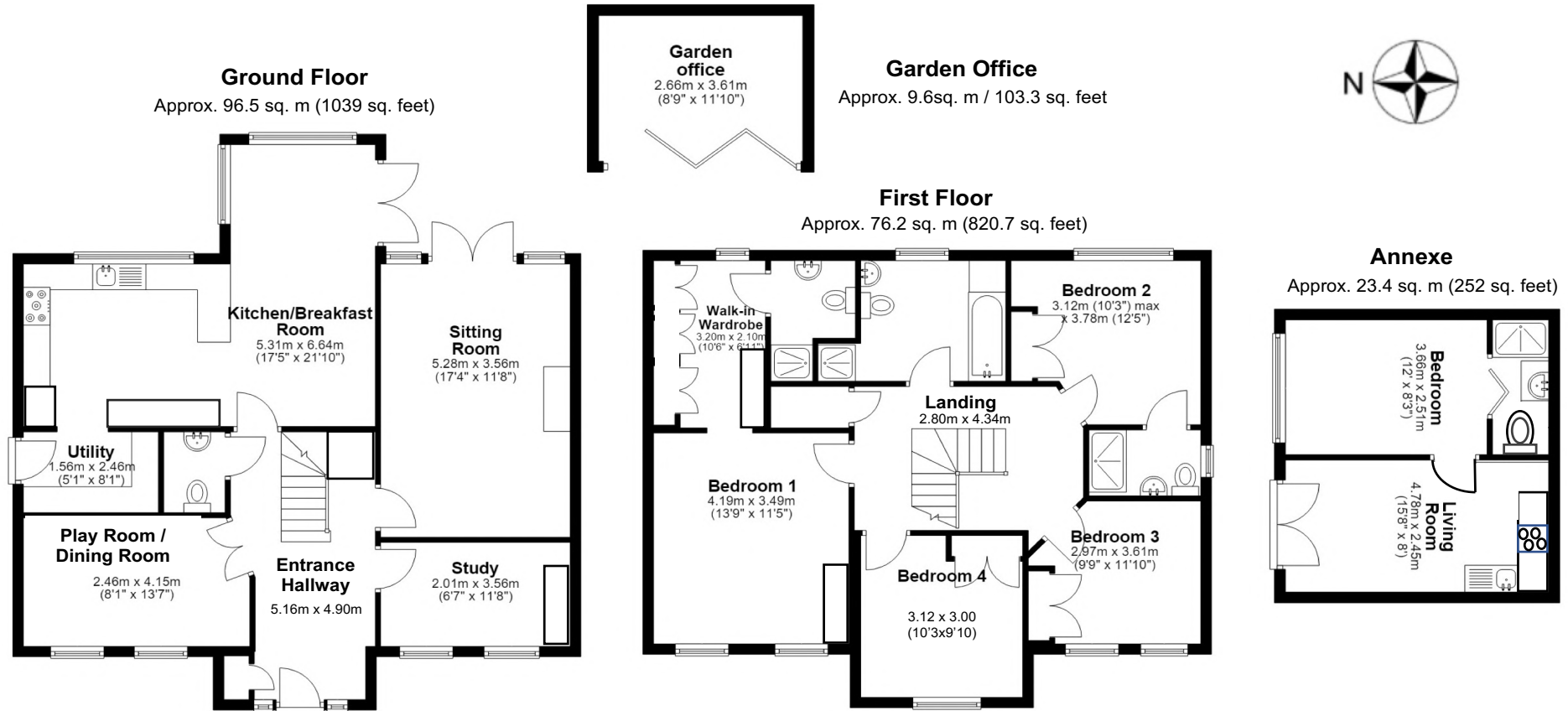
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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HUNTINGDON GARDENS, NEWBURY, RG14

Main House: 172.7 sq. m / 1859 sq. ft

Annexe: 23.4 sq. m / 252 sq. ft

Garden Office: 9.6 sq. m / 103.3 sq. ft

Approx. Gross Internal Area (incl. Annexe & Garden Office) = 205.7 sq. m / 2214 sq. ft

All measurements are approximate and for identification only. Not to scale.

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