



DOWNER & CO

TRUSTED SINCE 1988

Rosetta House, Wash Water RG20 0LR
Price: £650,000

Features.

-  3
-  3
-  1

Description.

Located on the edge of Newbury yet, within a two minute drive of the A34, but also within walking distance of a local pub and Park House School. Rosetta House appears to be a modest bungalow from the front, yet it is actually a great sized family home over two floors. Offering lots of original charm and character but also benefitting from lots of modern updates and finishing.

The well presented accommodation comprises entrance hall, triple aspect living room with log burner, dining room/play room, kitchen/breakfast room with log burner, office and cloakroom to the ground floor. Upstairs there are three good sized bedrooms and a re-fitted family bathroom. Outside there is a single garage with attached workshop. There are large mature gardens to the front and rear, in total the plot measures 1/5 of an acre. There are also lovely countryside views from lots of the windows. **Viewings are strongly advised.**



Location.

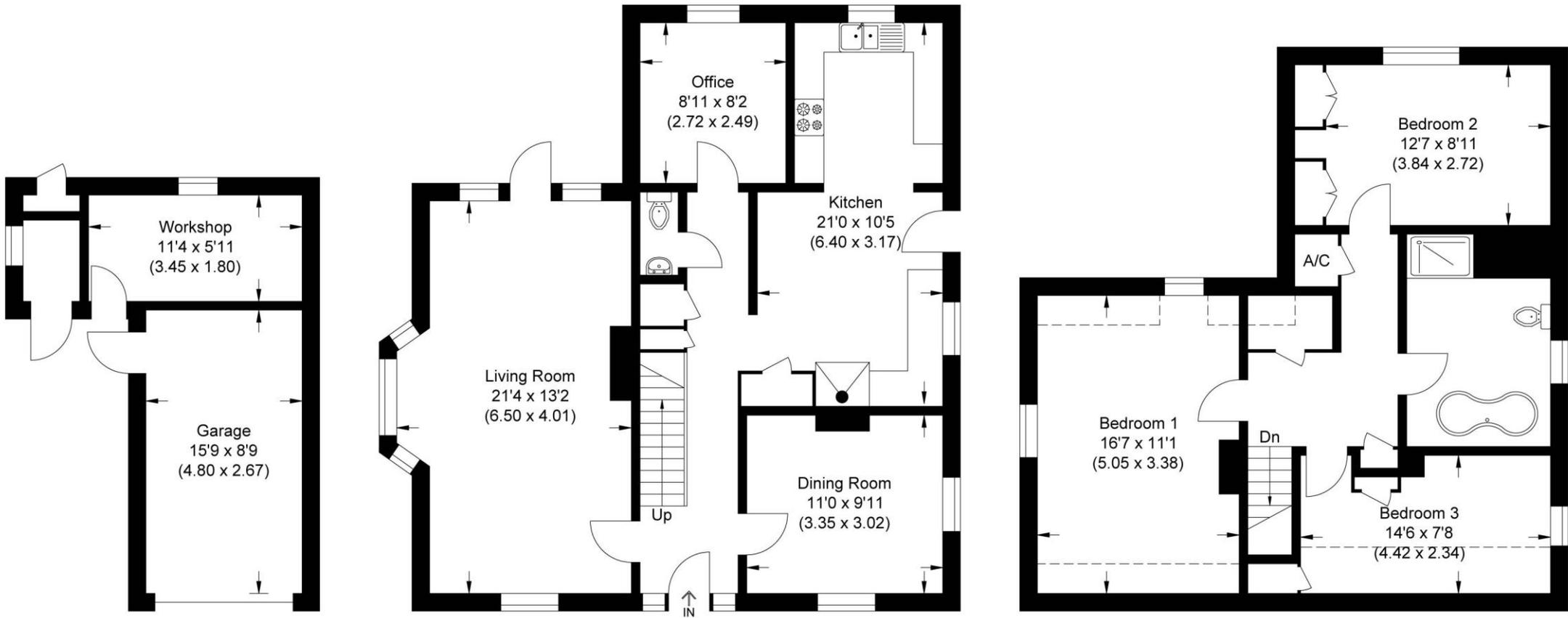
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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
135.60 sq m / 1459.58 sq ft
(Excludes Garage / Workshop / Store)
Garage / Workshop / Store Area
21.30 sq m / 229.27 sq ft
Total Area 156.90 sq m / 1688.85 sq ft
= Reduced Headroom Below 1.5m / 5'0

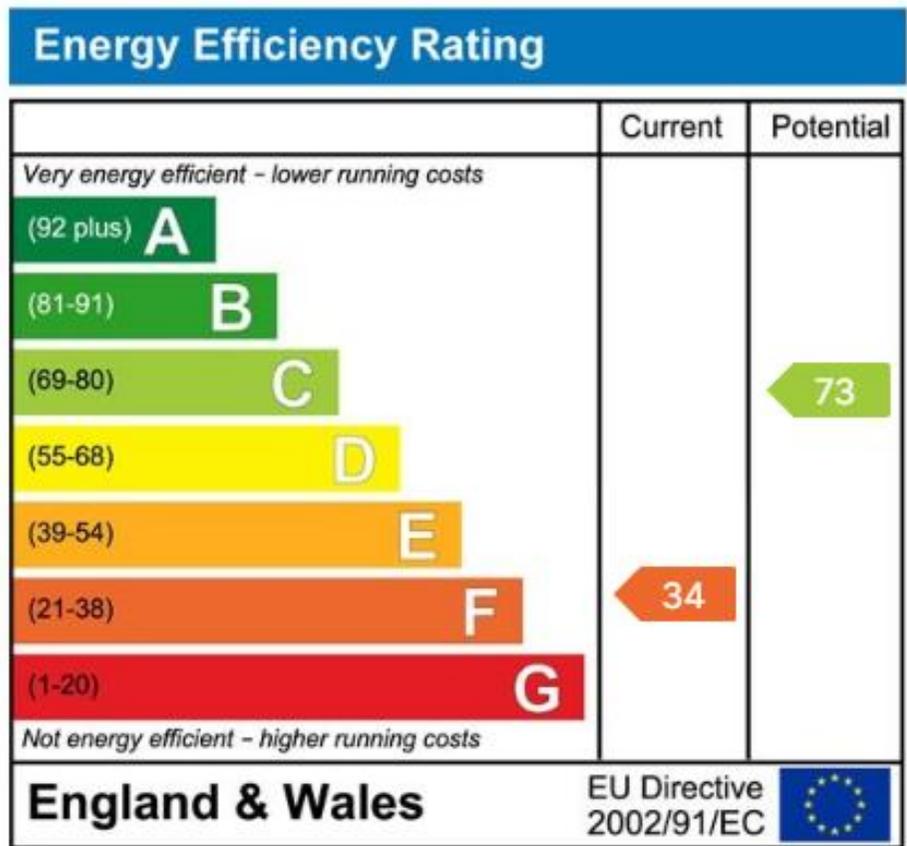


(Not Shown In Actual
Location / Orientation)

Ground Floor

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: F

COUNCIL TAX BAND: E
2025/2026: £2,629.80.

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

www.downer.co.uk