



The Birches, Woodbine Lane, Burghclere RG20 9EB
Price: £550,000

Features.

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NO ONWARD CHAIN

Description. Situated on a quiet track in Burghclere is an incredible opportunity to update, improve and potentially extend (stpp) a three bedroom bungalow in 0.4 of an acre plot. The property sits at the top of the plot and has lovely views across treetops and down the garden. Locally there are footpaths from the doorstep and the retail park, town centre and A34 are within easy reach.

The accommodation consists of front door to hall, kitchen, dining room, living room, cloakroom, three double bedrooms and family bathroom. Outside, the rear garden is terraced and has been lovingly maintained over the years. There are paths, sheds, areas of grass, and at the bottom is a small stream. Benefits include upvc double glazing, double garage, oil-fired central heating and driveway parking.



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
141.76 sq m / 1525.89 sq ft
(Includes Garage)
Garage Area 29.32 sq m / 315.59 sq ft

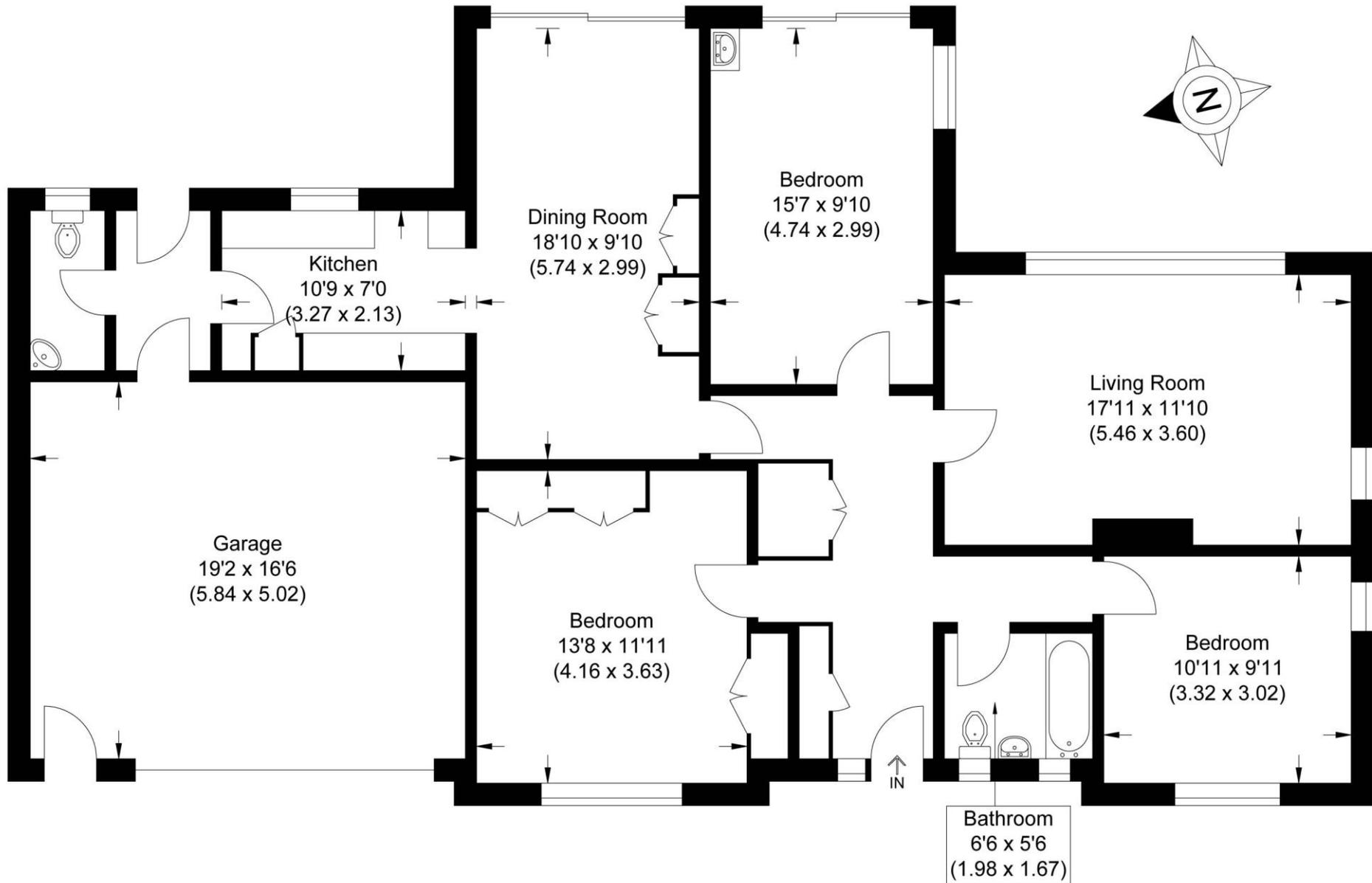
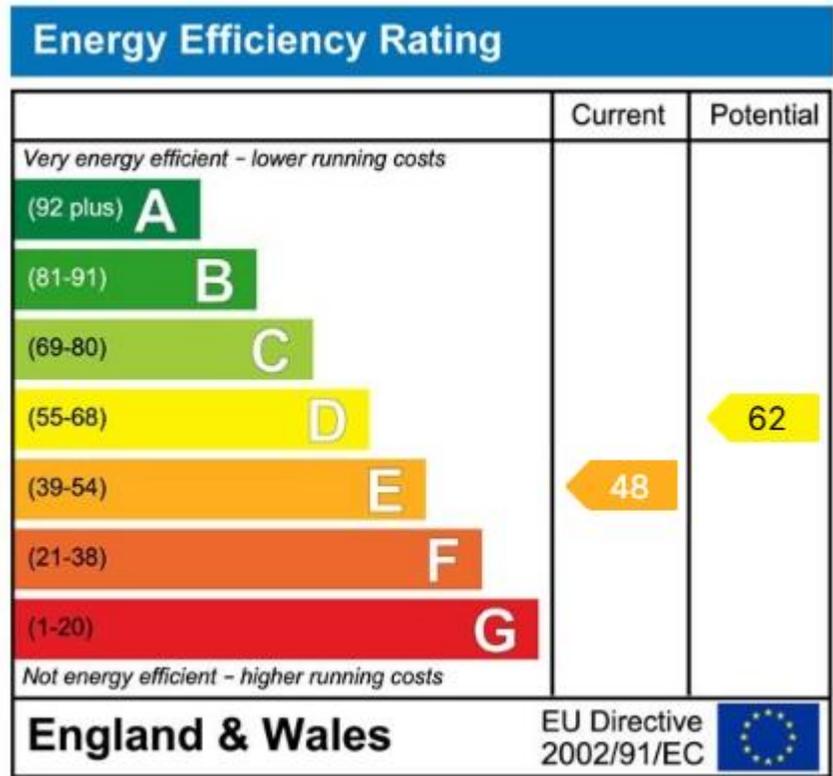


Illustration for identification purposes only, measurements are approximate, not to scale.



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: E

COUNCIL TAX BAND: F
2025/2026: £3,116.46.

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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