



DOWNER & CO

TRUSTED SINCE 1988

13 Pyle Hill, Newbury RG14 7JJ
Price: £750,000

Features.

-  3
-  4
-  2

Description.

A lot larger than it looks!! A spacious and substantial four bedroom home that has been extended over the years with some updating by the present vendors. It benefits from a tandem length garage with additional studio and a large private garden measuring in total of just under a third of an acre. Located on the popular Pyle Hill just up from Stroud Green it is within walking distance to the train station, town centre and nearby Greenham Common.

The accommodation consists of an entrance hall, living room, large dining room, kitchen/breakfast room, snug/play room, newly built conservatory, downstairs shower room and utility on the ground floor. To the first floor is a large master bedroom with en-suite shower room, two further good sized double bedrooms, fourth bedroom and family bathroom with separate walk-in shower. Outside offers a superb leafy and private rear garden measuring approx. 170ft in length, together with access to a double length garage behind twin gated access with studio attached to the rear. There is parking to the front of the property for several vehicles.

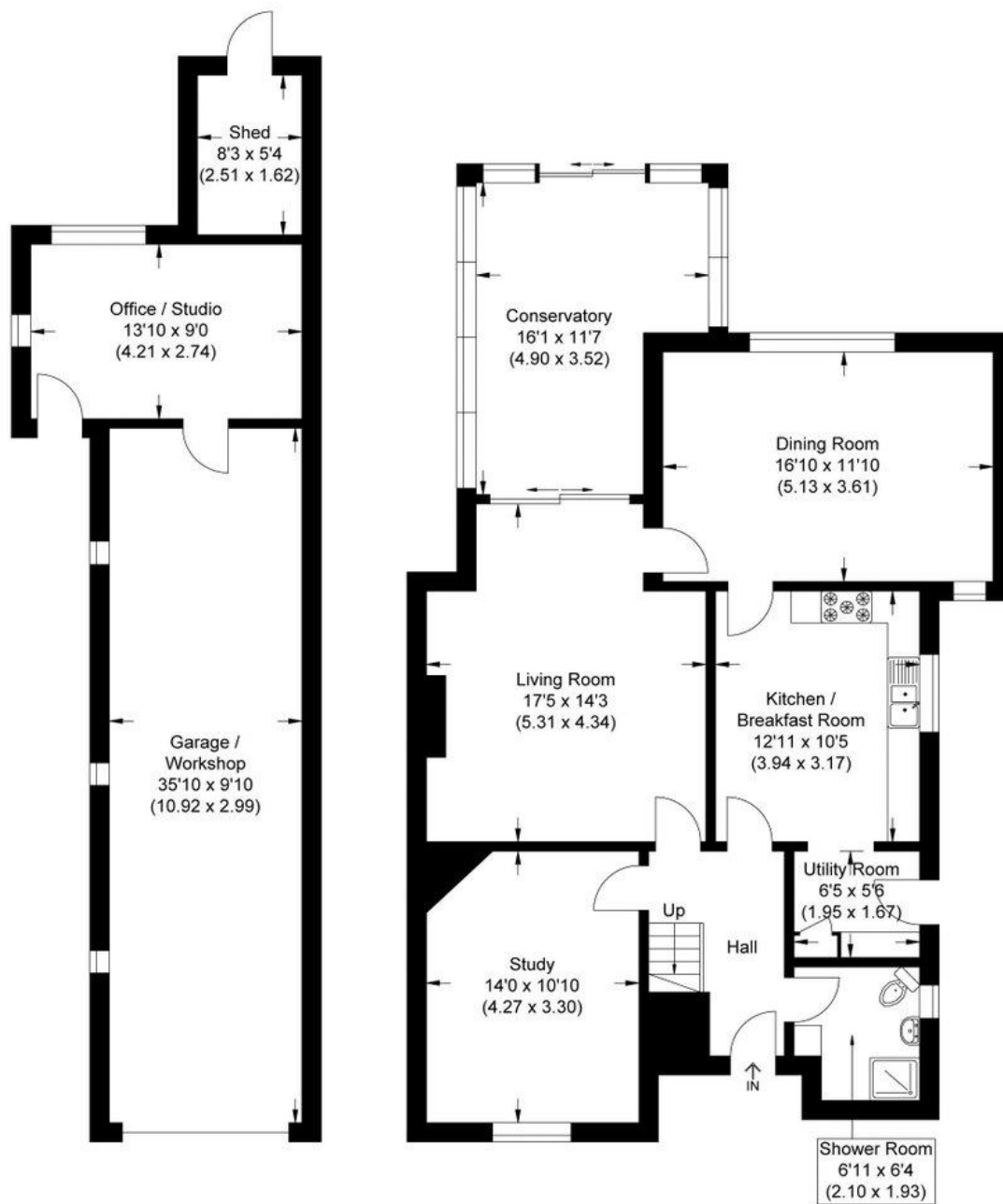


Location.

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 and the West Country, and excellent access to the M4/A34 junction.

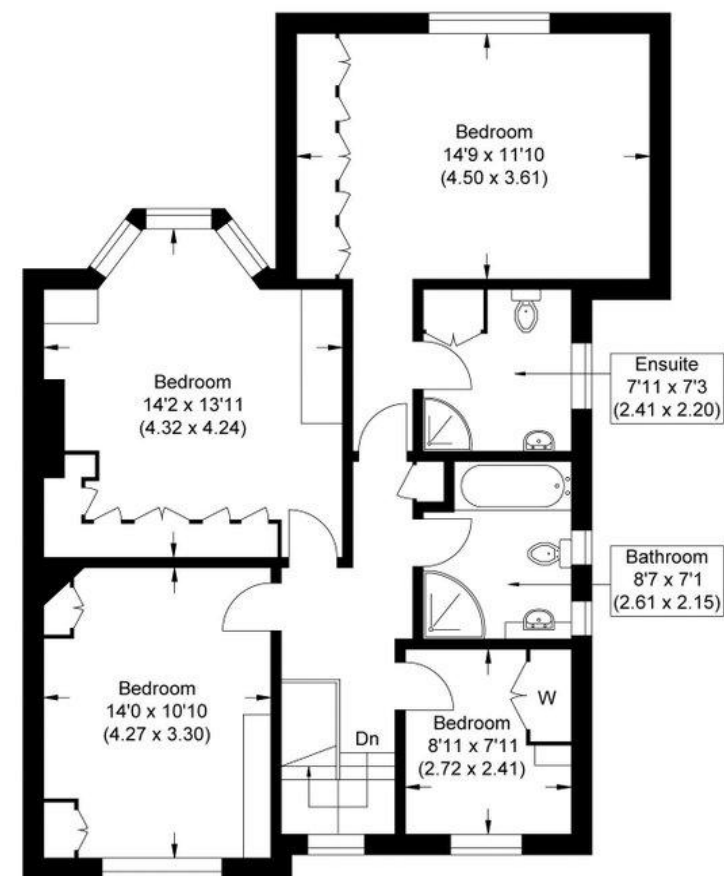






Ground Floor

Approximate Gross Internal Area
183.28 sq m / 1972.81 sq ft
(Excludes Outbuilding)
Outbuilding Area 48.94 sq m / 526.78 sq ft



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) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		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: F
2026/2027: £3,686.69.

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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