



DOWNER & CO

TRUSTED SINCE 1988

15 Normay Rise, Newbury RG14 6RY
Price: £735,000

Features.

-  2
-  4
-  2

Description.

Beautifully presented inside and out, extended four double bedroom detached family home in a popular area to the south of Newbury. The house has been updated and improved by the current owners to produce a spacious and comfortable home. Locally Park House and Falkland schools are within walking distance, as are shops and parks.

The light and airy accommodation consists of entrance hall, cloakroom, smart kitchen that is open to the dining area and garden room extension, sitting room with wood burner, master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Outside, the stunning mature south-west facing garden has been well maintained and there is a vegetable garden to the side. The large patio adjacent to the rear of the property is large enough for several seating areas and is very private. Benefits include garage with utility area, gas-fired central heating and upvc double glazing.



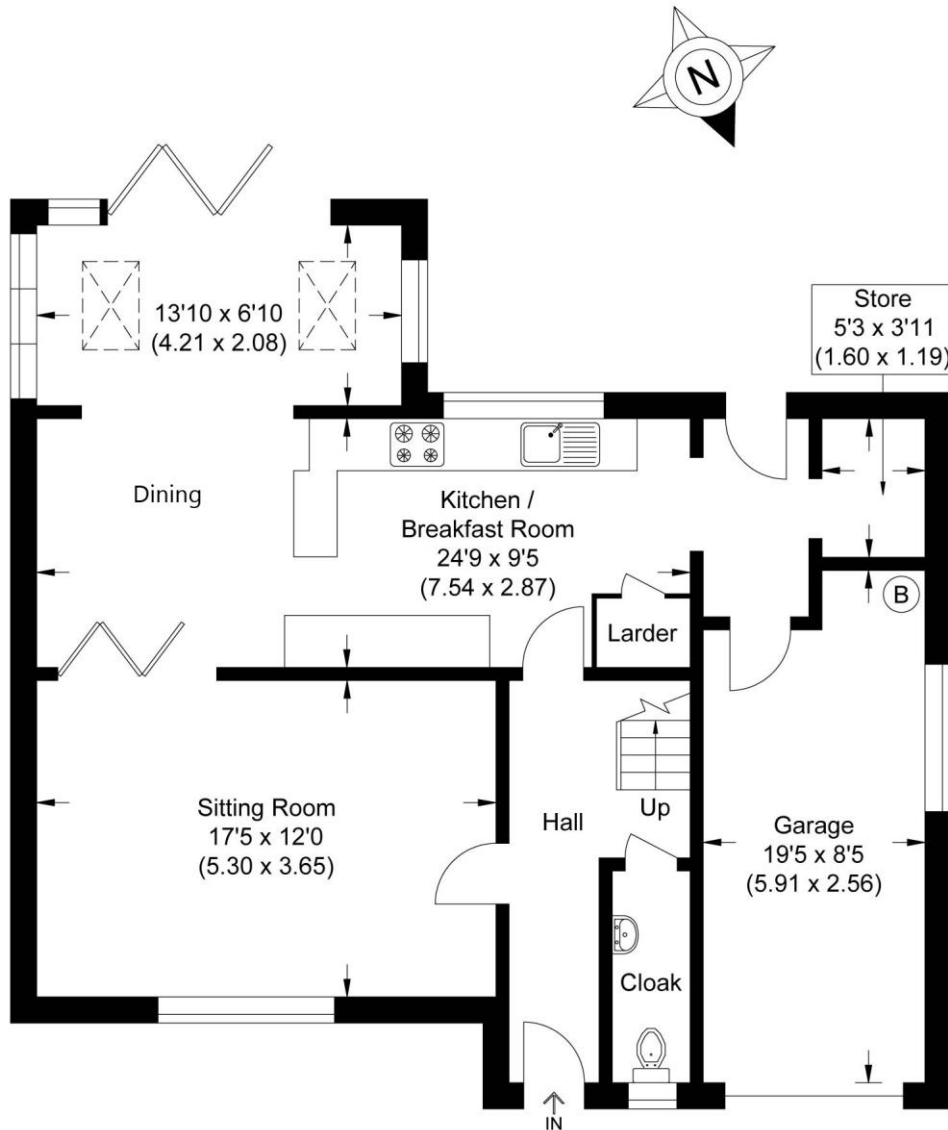
Location.

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.

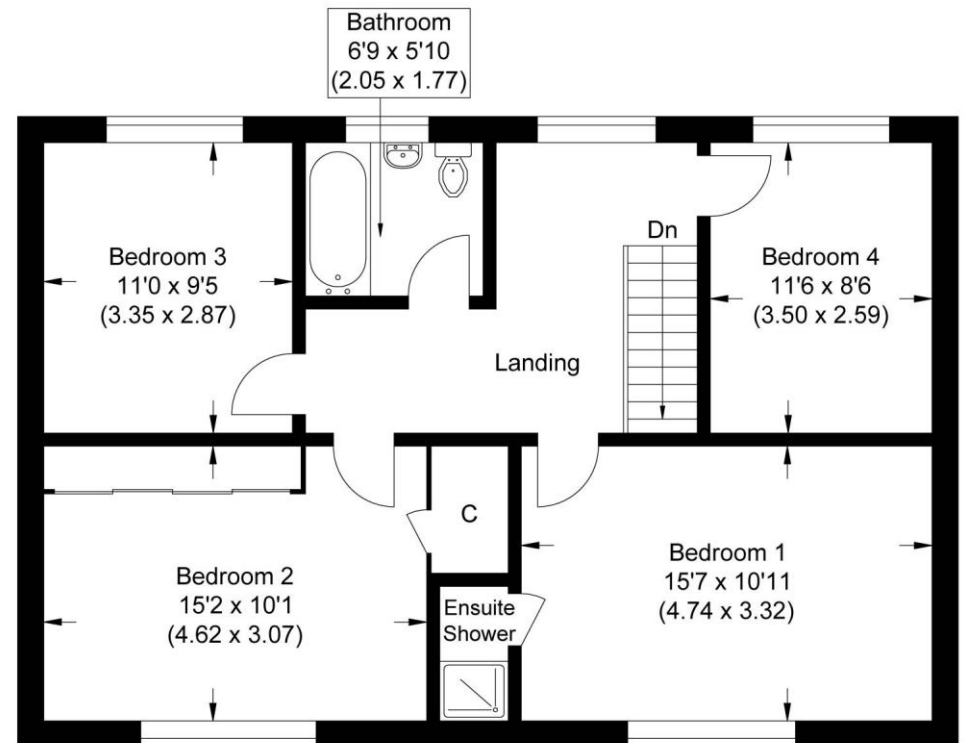




Approximate Gross Internal Area
150.88 sq m / 1624.05 sq ft
(Includes Garage)
Garage Area 14.19 sq m / 152.73 sq ft

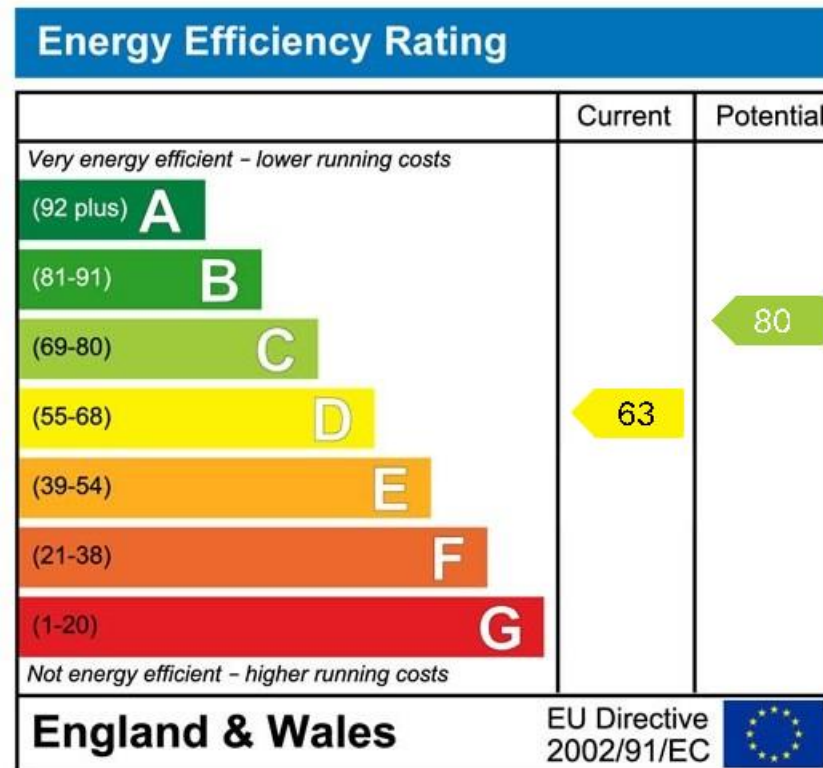


Ground Floor



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: 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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