

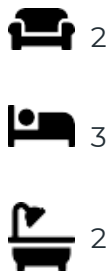


DOWNER & CO

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6 Wendan Road, Newbury RG14 7AE
Price: £785,000

Features.



Description.

A unique, one of a kind architecturally designed, environmentally friendly three double bedroom detached home located within a few minutes walk of the town centre, railway station and St Bart's school.

The immaculately presented accommodation is light and airy and consists of entrance hall, smart kitchen, through double pocket sliding doors to dining room with bi-fold doors to patio and garden, snug, utility room, living room, large master bedroom with 14.5ft vaulted ceiling, dressing room and en-suite, two further double bedrooms and family bathroom. Outside, the rear garden faces south-west and is low maintenance with a patio; to the front there is parking for a couple of vehicles plus a carport. Benefits include air-source heat pump, solar panels, and the opportunity to create a fourth bedroom within the existing building if required.



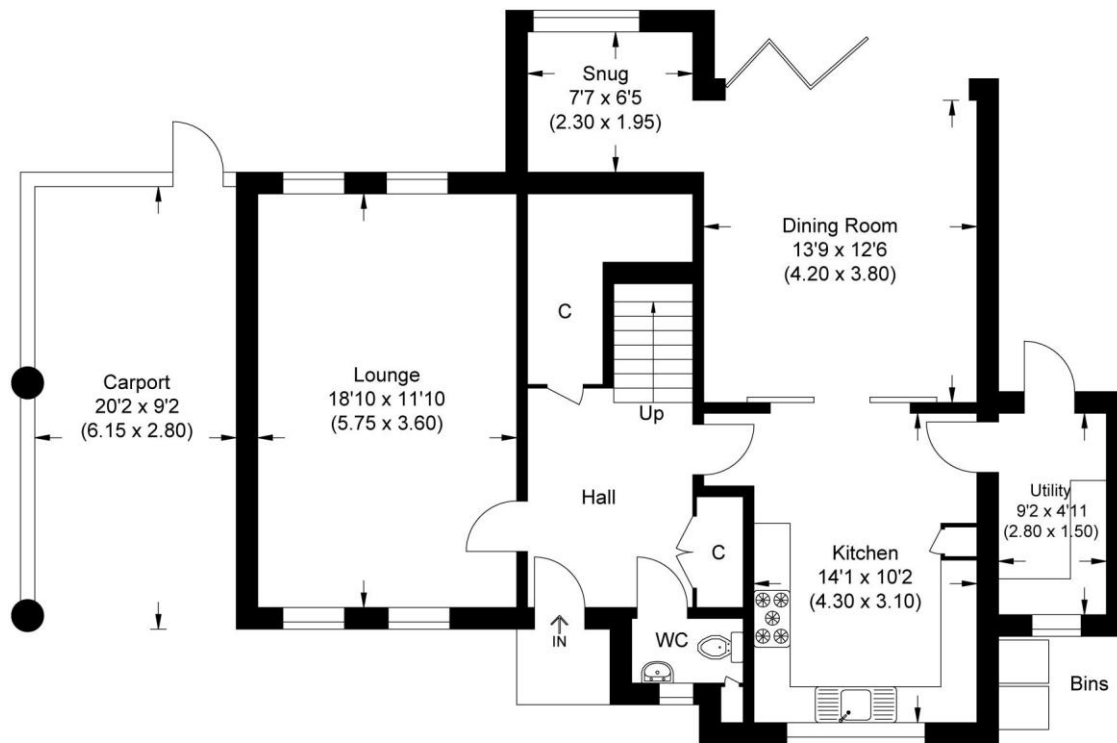
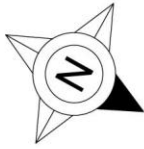
Location.

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. Newbury also has a mainline train station with services direct to Reading and London Paddington.

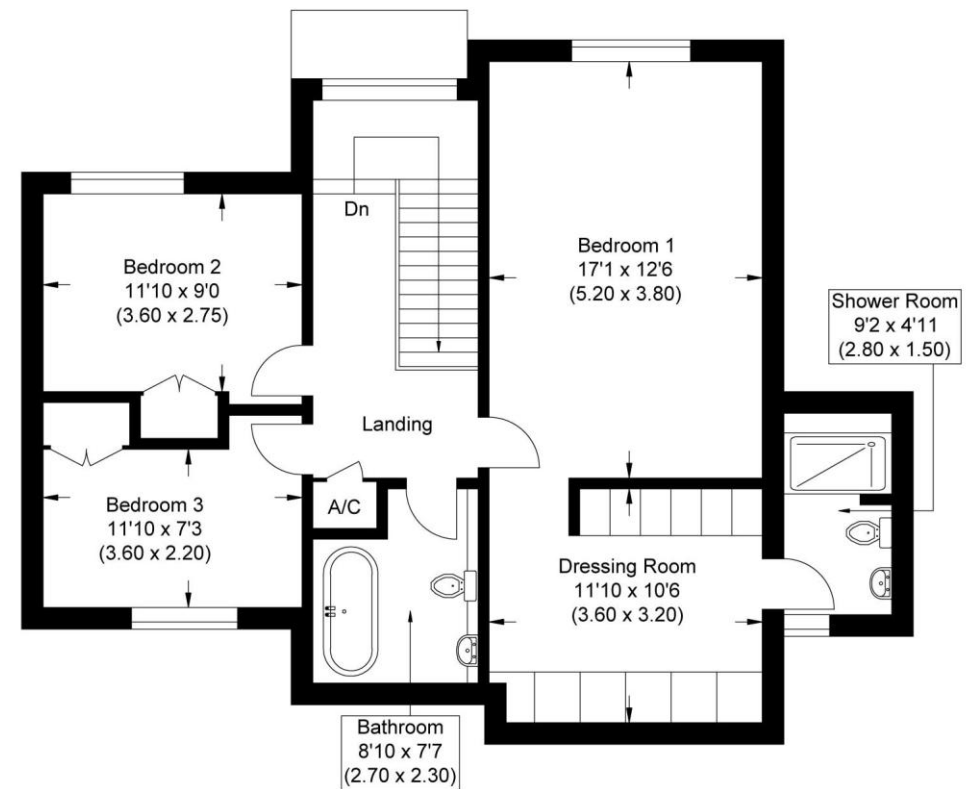




Approximate Gross Internal Area
161.01 sq m / 1733.09 sq ft
(Excludes Carport)
Carport Area 17.22 sq m / 185.35 sq ft

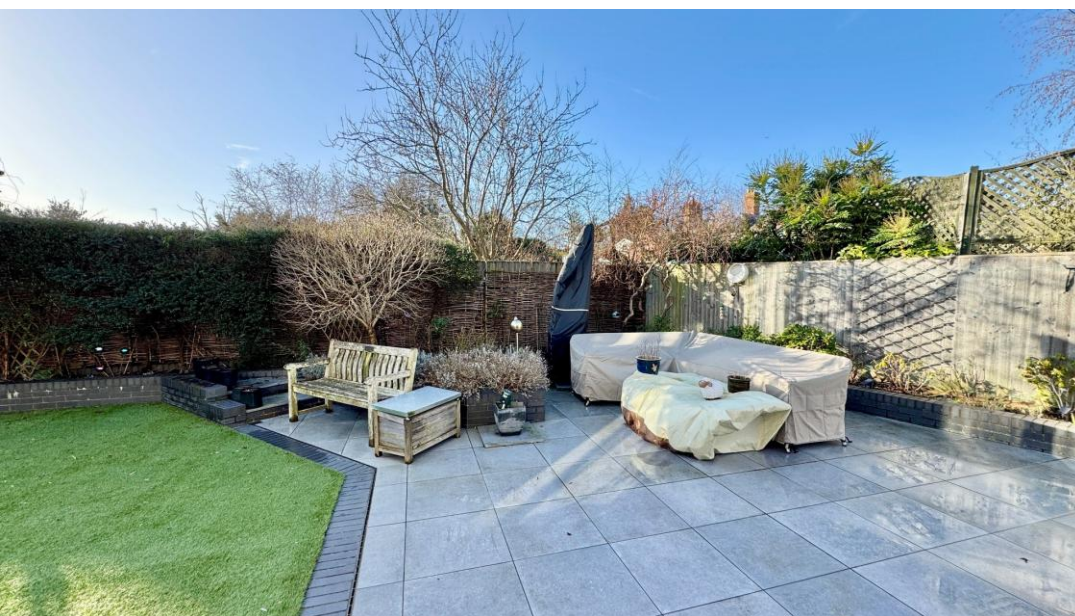


Ground Floor




First Floor

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



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 88 | 90 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| 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: B

COUNCIL TAX BAND: F
2025/2026: £3,503.82.

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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