



DOWNER & CO

TRUSTED SINCE 1988

Pentlands, 49 Broad Lane, Upper Bucklebury  
RG7 6QH  
Price: £680,000

**Features.**

-  4
-  5
-  3

**Description.** Set in 0.4 of an acre with stunning gardens backing onto woods is a five bedroom detached home in immaculate condition. The property has been extended and well maintained by the current owners to produce a spacious family home with flexible accommodation. There is further scope to extend under WestBerks planning application 17/00608/HOUSE. Locally within walking distance there are miles of footpaths, school, pub, shop and a little further away Thatcham, Newbury and easy access to the A4 to Reading and onto the M4.

The accommodation measures approximately 2,250 sq ft (excluding double garage) and consists of entrance hall, kitchen/breakfast room, dining room, living room, garden room, two double bedrooms, a single bedroom and bathroom to the ground floor, master bedroom with en-suite, further double bedroom with en-suite, and office to the first floor. Outside there is a detached double garage with staircase access to a boarded roof space, beautiful gardens, and plenty of parking.



## Location.

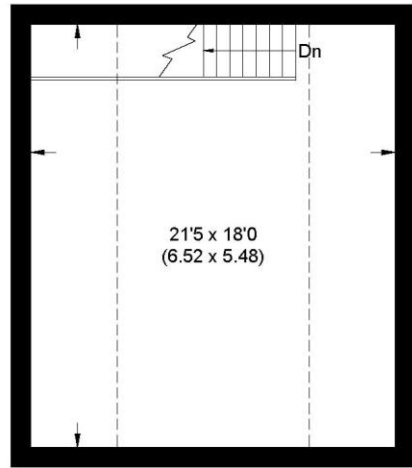
Upper Bucklebury lies approximately six miles to the north east of Newbury and is surrounded by stunning countryside. There is easy access to Reading, Thatcham and Newbury.

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 links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

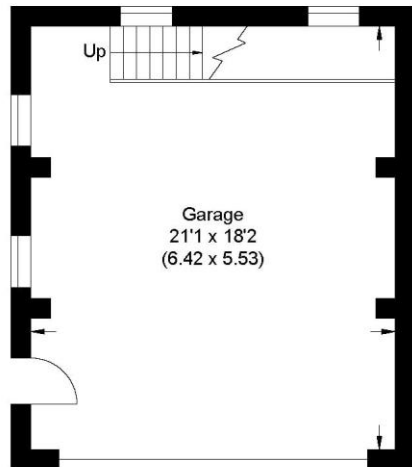




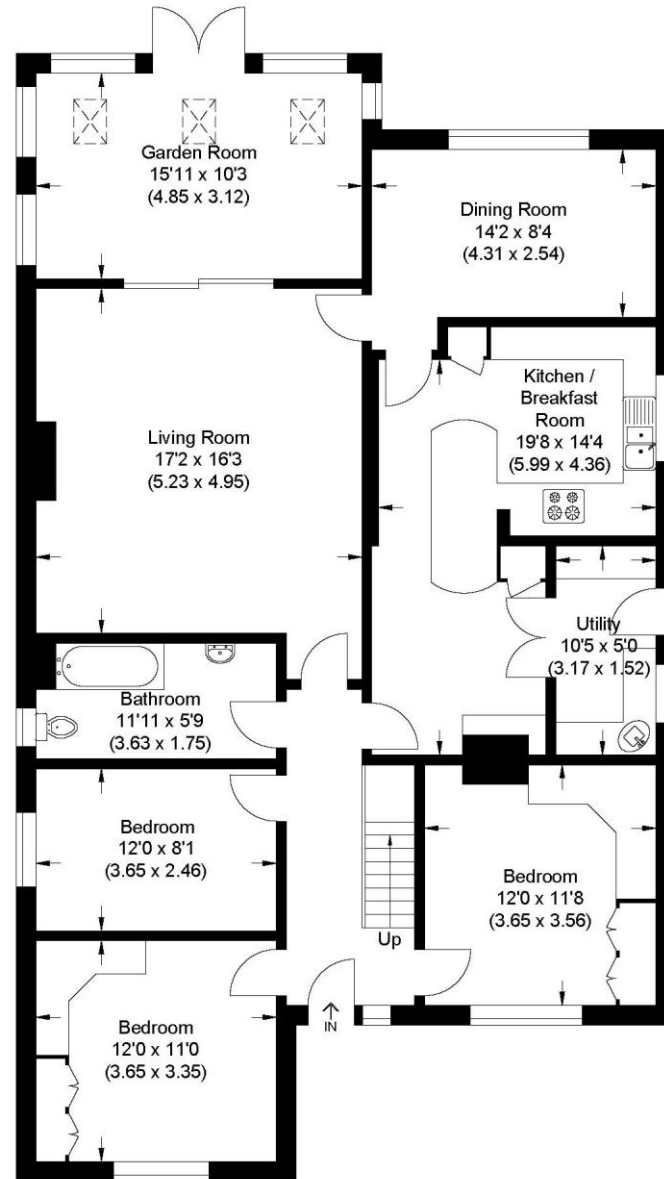
Approximate Gross Internal Area  
 209.03 sq m / 2249.98 sq ft  
 (Excludes Garage)  
 Garage Area 71.01 sq m / 764.34 sq ft



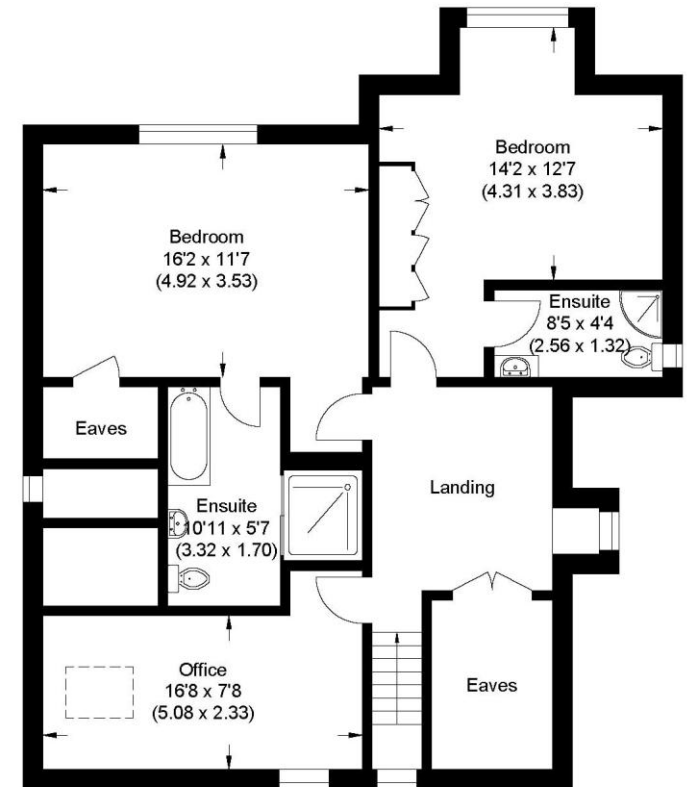
Garage - First Floor



Garage - Ground Floor

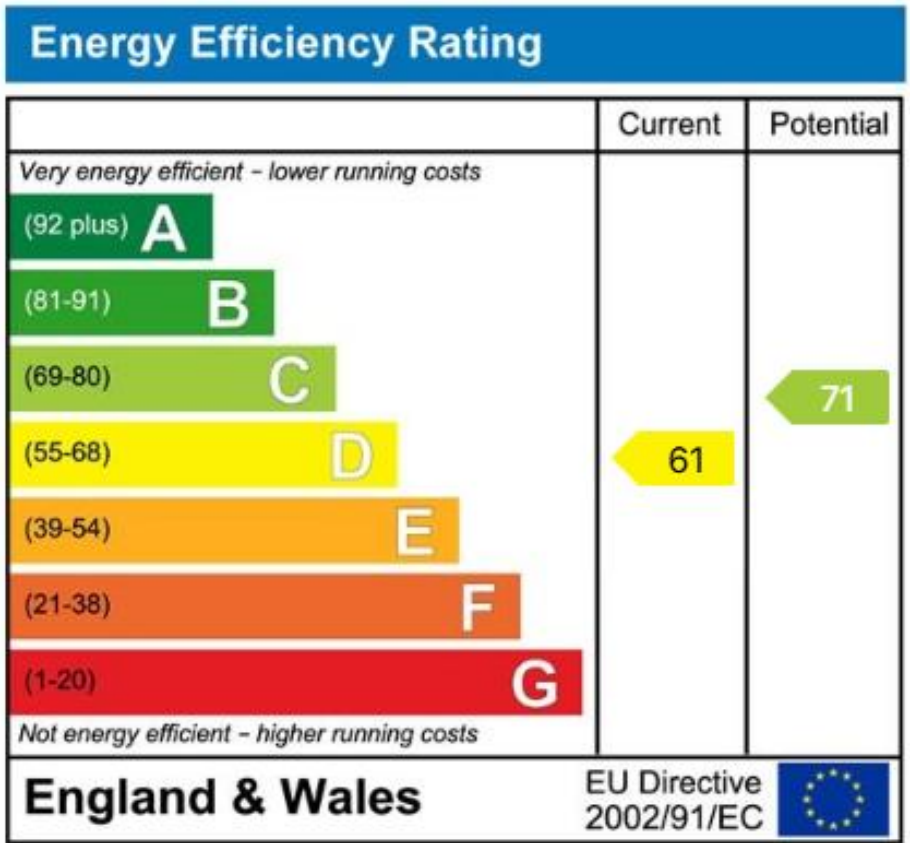


Ground Floor



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: £3,537.64.

**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**