




DOWNER & CO

TRUSTED SINCE 1988

45 Breachfield, Burghclere RG20 9HZ
Price: £539,950

Features.

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-  3
-  2

Description.

Deceptively spacious, extended, three bedroom semi-detached family home situated in this popular village to the south of Newbury surrounded by open countryside. The property has been extended and fully-refurbished by the existing owners and offers excellent living space throughout.

The accommodation comprises, entrance hall, cloakroom, large kitchen/dining room with french doors to the rear garden, generous utility room with under-floor heating, shower room, three double bedrooms and family bathroom. Benefits also include a large rear garden with built-in BBQ and decked area for entertaining, outbuilding with power and lighting, additional storage room, driveway parking for several cars and oil-fired central heating throughout. Viewings highly recommended.



Location.

The village of Burghclere lies about four miles to the south of Newbury with its wide range of shops, services, pubs and restaurants, including the new Parkway shopping centre, multi-screen cinema, sports club and golf courses as well as the famous racecourse. The village is on the edge of rural farmland with a network of footpaths, and has both primary and secondary schools, a public house, church, village hall and recreation ground all within walking distance of the property.





Approximate Gross Internal Area
118.40 sq m / 1274.44 sq ft
(Excludes Outbuilding)
Outbuilding Area 26.95 sq m / 290.08 sq ft

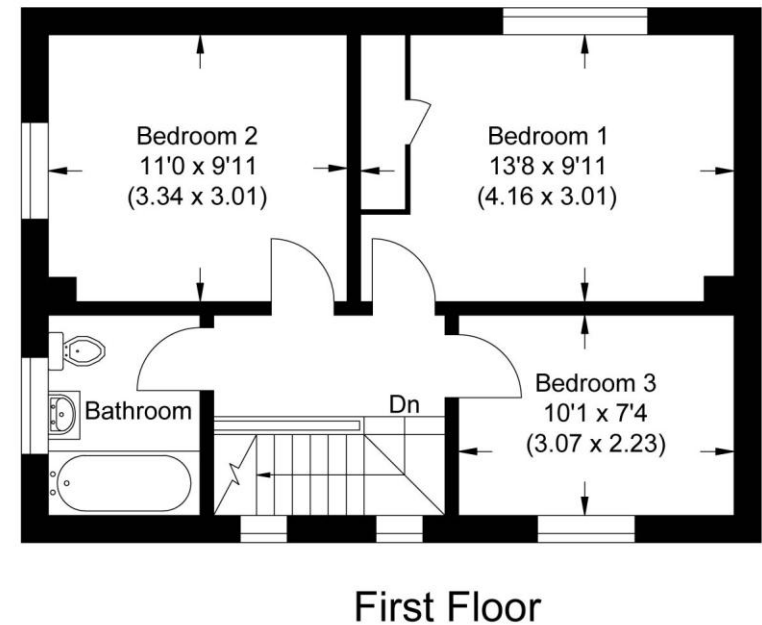
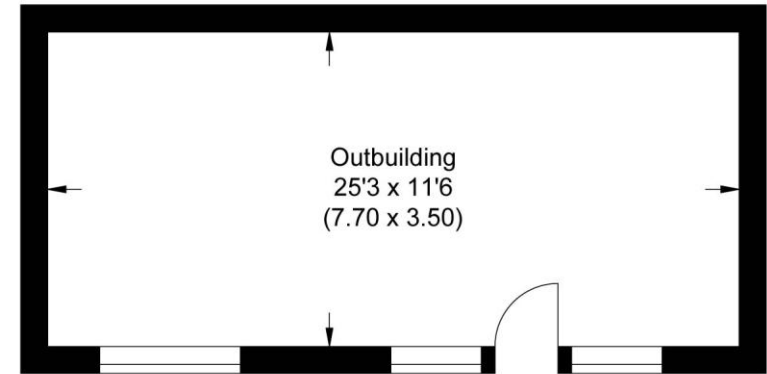
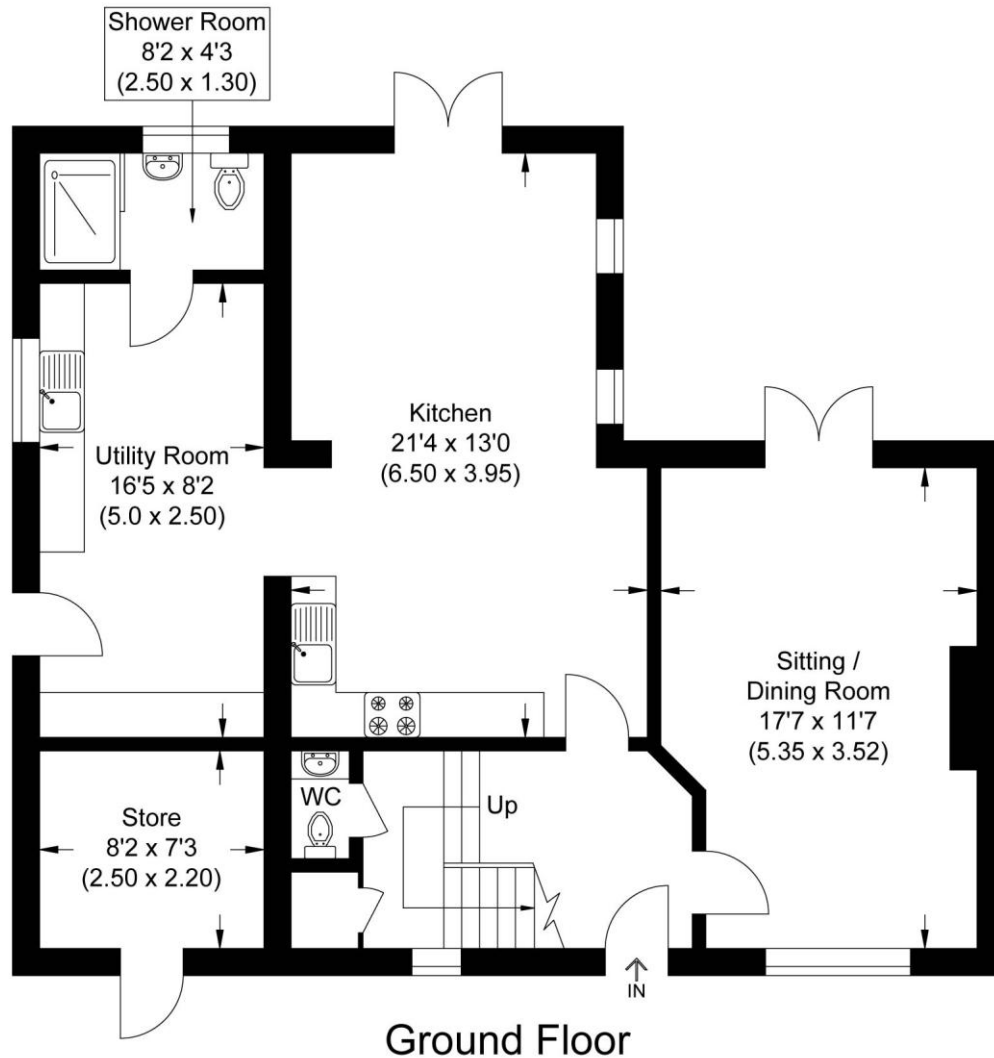


Illustration for identification purposes only, measurements are approximate, not to scale.



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: TBC

COUNCIL TAX BAND: C
2026/2027: £2,019.82.

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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