



**15 The Folly, Newbury RG14 7JF**  
**Price: £339,950**

**Features.**

-  1
-  2
-  1

**Description.**

An incredibly cute two bedroom semi detached cottage retaining many period features, perfectly located down a quiet leafy lane in the sought after 'Folly', just a stroll from Stroud Green park, the town centre and rail station.

Accommodation comprises living room with working wood burner, kitchen, dining room, double bedroom with decorative fireplace, further bedroom and bathroom with free-standing bath and shower cubicle. Benefits include well maintained private south facing rear garden, outbuilding/office, one allocated off road parking space and gas central heating. Viewings highly recommended.



**Location.**

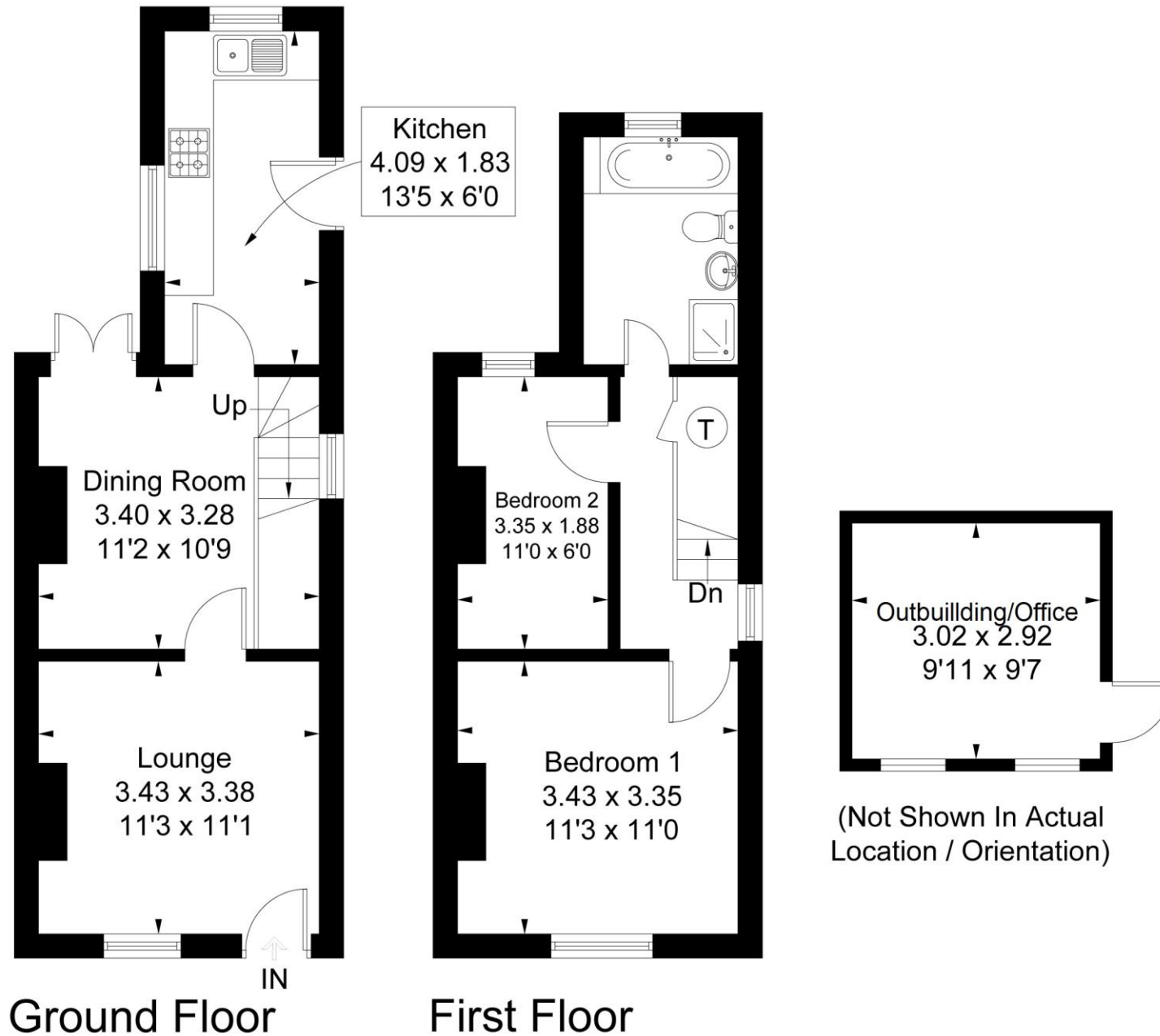
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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.

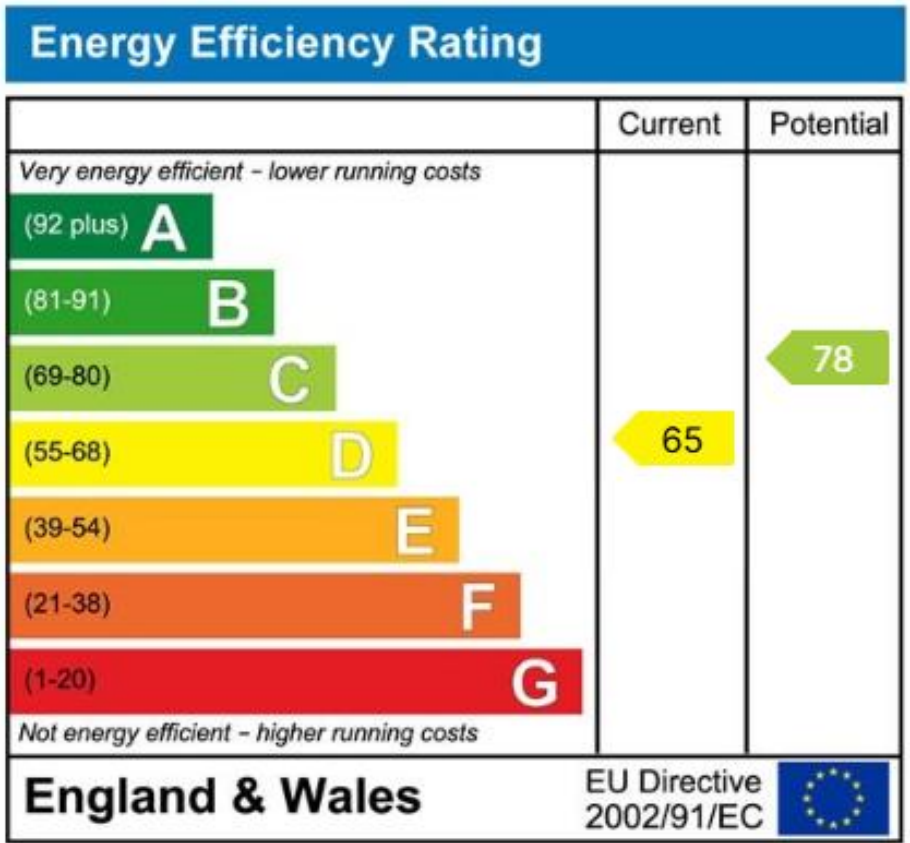


Approximate Floor Area = 60.0 sq m / 646 sq ft

Outbuilding = 8.9 sq m / 96 sq ft

Total = 68.9 sq m / 742 sq ft





**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: C**  
2025/2026: £2,156.19.

**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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