



**DOWNER & CO**

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**4 Cromwell Place, Newbury RG14 1AF**  
**Price: £250,000**

**Features.**

-  1
-  2
-  1

**NO ONWARD CHAIN**

**Description.** Located in the heart of the town centre tucked away in a pedestrianised lane is a fabulous two double bedroom Grade II Listed home with plenty of character. The property is beautifully presented and is surprisingly spacious. There are shops, restaurants and bars on the doorstep, and the mainline railway station to London Paddington is an easy walk.

The light accommodation consists of open plan living/dining room, kitchen, master bedroom with high ceilings, shower room, and second double bedroom on the second floor. Benefits include a small courtyard to the rear with access from the house, exposed beams, beautiful sash windows, and electric heating. Please note that parking is not included but there are car parks locally with annual passes available, and various short and long term car rental options locally.

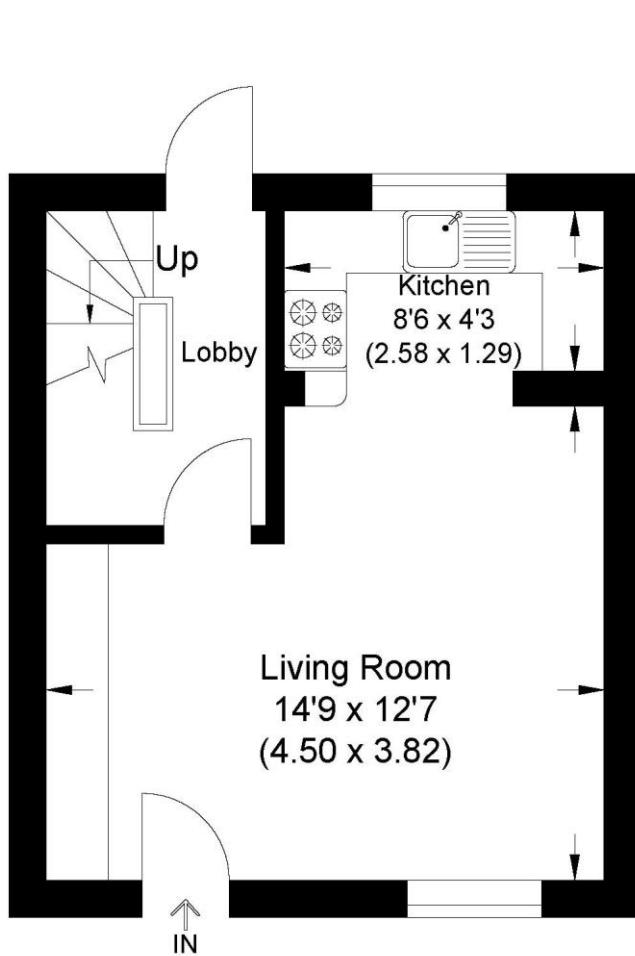
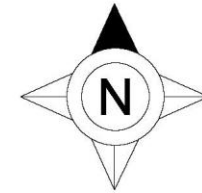


**Location.**

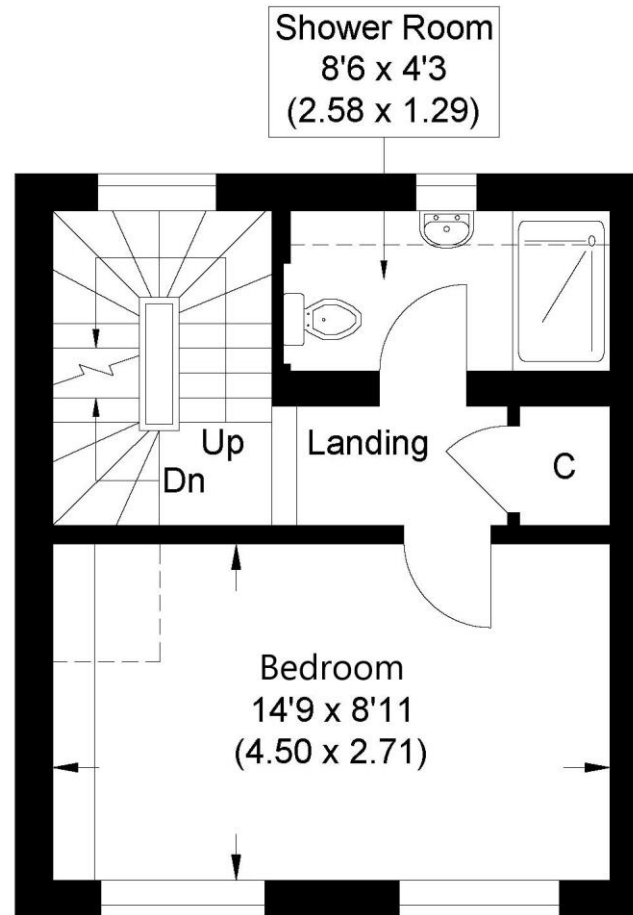
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major railway station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



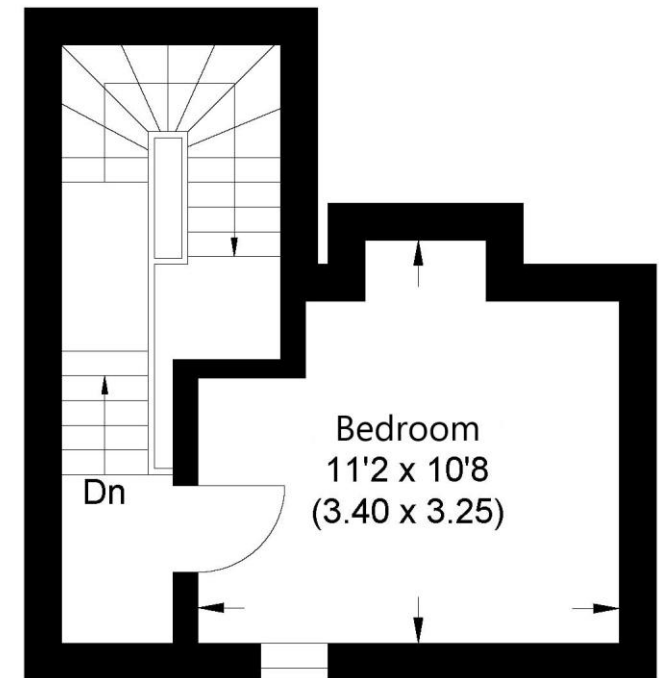
Approximate Gross Internal Area  
65.15 sq m / 701.26 sq ft



Ground Floor



First Floor



Second 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.

**GRADE II LISTED**

**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.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX

**01635 523777**

**[www.downer.co.uk](http://www.downer.co.uk)**