



Elmfield

Speen Lane, Newbury, Berkshire, RG14 1RW



Coming to the market for the first time in 60 years, the rare opportunity to purchase a 3,000sqft home in Speen Lane, set in approximately 1/3 of an acre.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Large entrance hall with cloakroom | Kitchen/Breakfast room | Dining room | Living room | Utility/Hallway

Master bedroom with fitted wardrobes and en-suite | Five further good size bedrooms | Upstairs reception room

Upstairs kitchen | Two bathrooms | Upstairs cloakroom | Plot of approximately 1/3 of an acre

Large wrap around garden | Driveway parking for multiple cars | Garage

Guide Price £895,000

SITUATION

Speen Lane is a sought after area situated on the western edge of Newbury, making it particularly useful for nearby transport links. The pretty market town of Newbury offers a wide range of shopping and leisure facilities, including a twice weekly market. There is a variety of cafes, restaurants and bars, the Corn Exchange Theatre and a multi-screen cinema. There is a rail station with direct trains to London Paddington.

DESCRIPTION

Elmfield offers flexible accommodation, with the property currently laid out as a main house and annexe – this could easily be changed to one family home, depending on preference.

Main House

Accommodation comprises large entrance hall with cloakroom, kitchen/breakfast room with doors onto the garden, formal dining room and living room. Upstairs there is a

master bedroom with en-suite bathroom and fitted wardrobes, three further double bedrooms, internal landing/study space, and bathroom with separate toilet.

Annexe

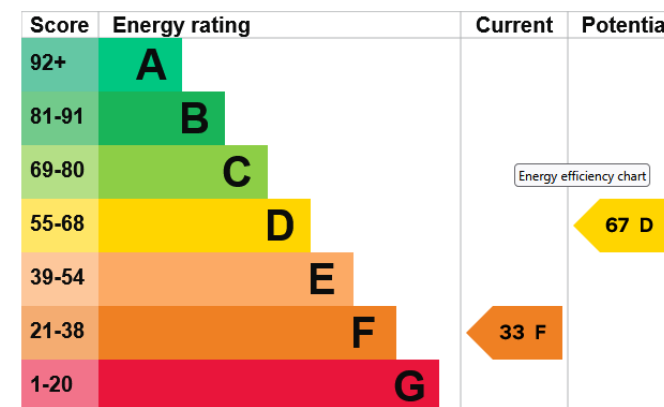
Accommodation comprises a large utility room/entrance hall downstairs. Upstairs there is a kitchen, living room, two double bedrooms and a bathroom.

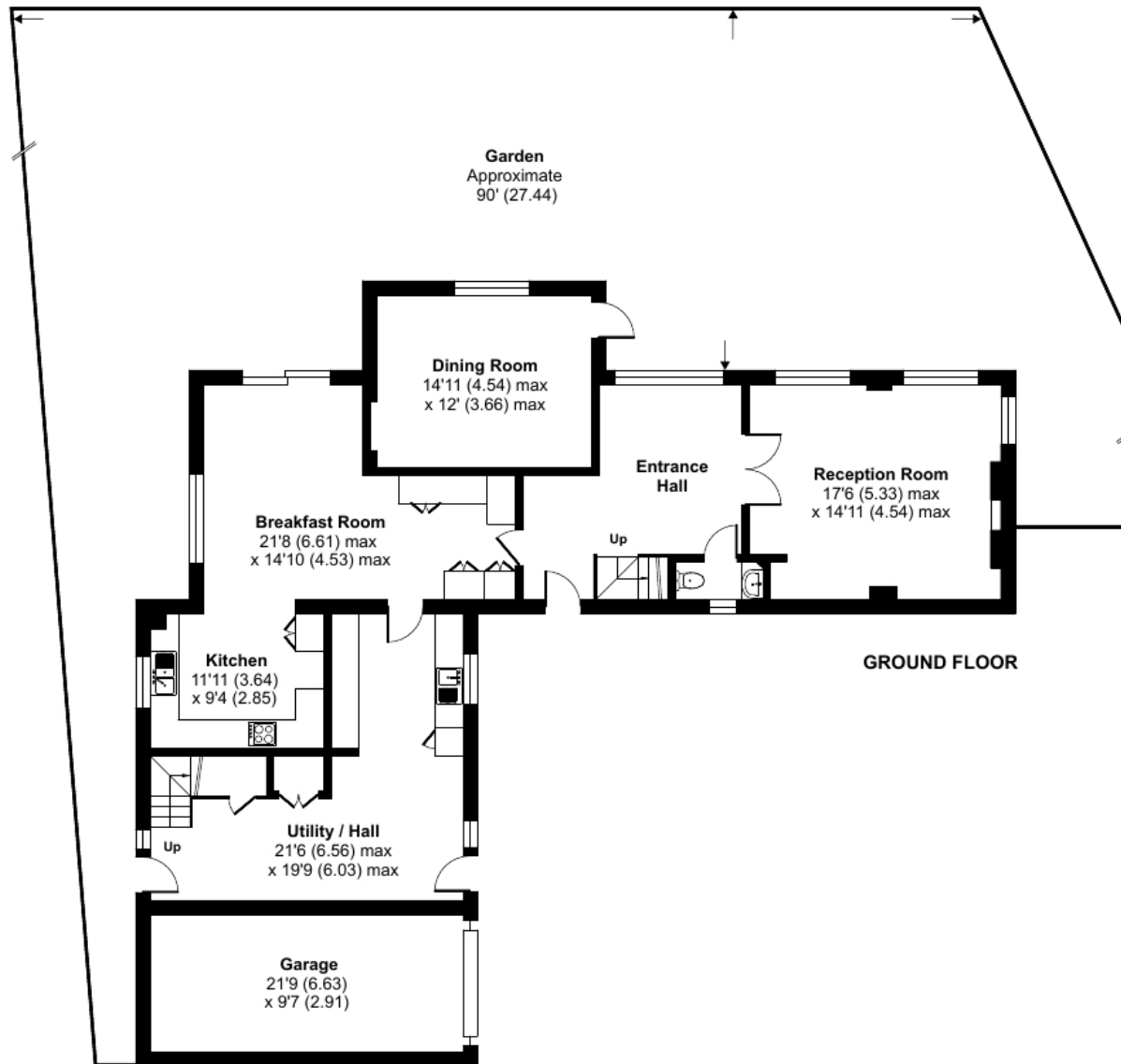
From the first floor the property enjoys lovely views over countryside.

Outside the property there is a large driveway, garage and wrap around garden of approximately 1/3 of an acre.

COUNCIL TAX

Band G – West Berkshire





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Nye & Co Hungerford Ltd. REF: 1432355

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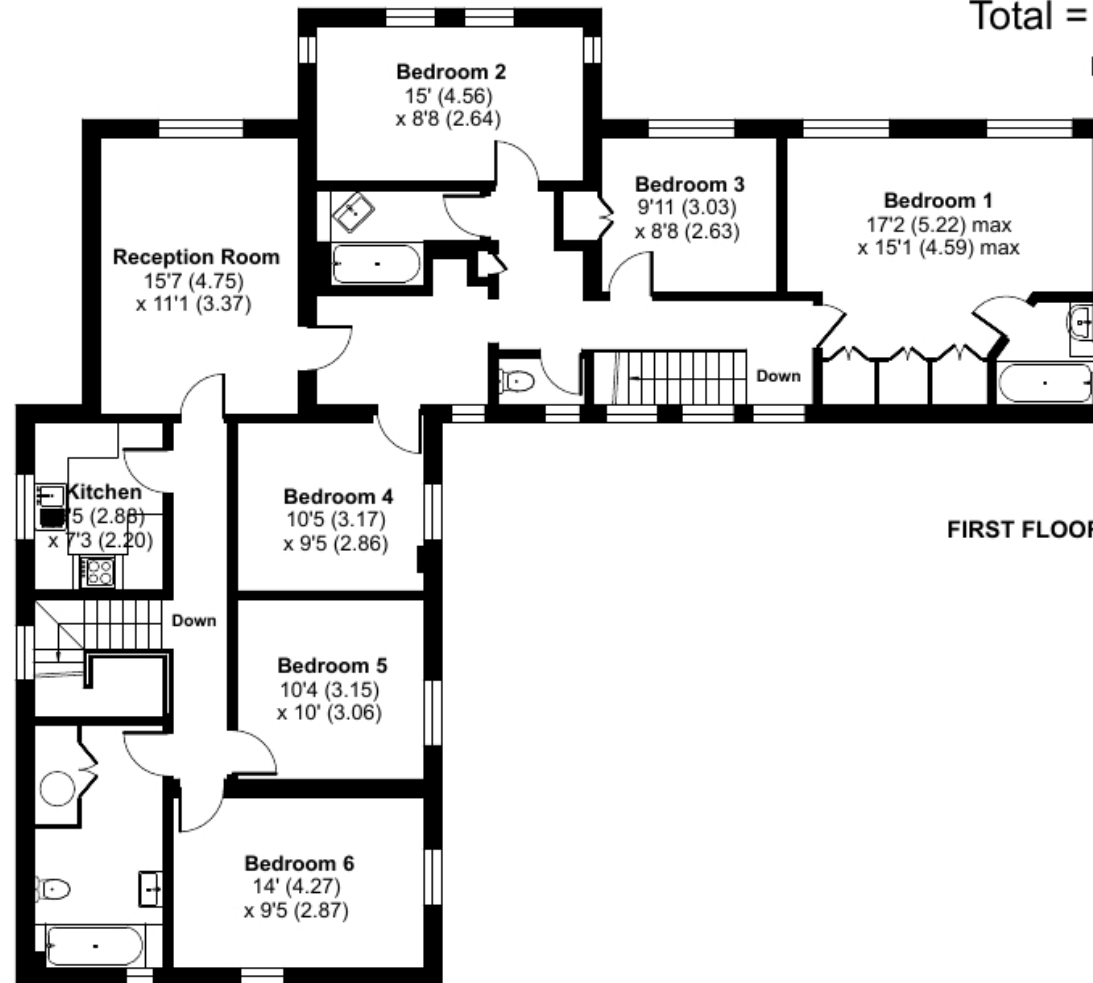
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Approximate Area = 2971 sq ft / 276 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 3179 sq ft / 295.3 sq m

For identification only - Not to scale



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