



Westacre House, Newbury, Berkshire







An attractive and **substantial family home** with annexe situated on a quiet, desirable lane, close to Newbury.

Summary of accommodation

Hall | Sitting room | Dining room | Family/games room | Study | Kitchen/breakfast room | Garden room/gym | Utility room
Boot room | Cloakroom

Principal bedroom with shower room | Three further bedrooms | Family bathroom with shower

Annexe with open plan kitchen/sitting/bedroom with shower room and balcony

Private, mature garden with sheds | Gazebo | Pergola | Greenhouse | Ponds

In all about 0.38 acres and 3,571sq/ft

Distances

Newbury 2.5 mile (London Paddington 45 minutes), Hungerford 9 miles, Reading 20 miles, M4 (Junction 13) 6 miles
(All distances and times are approximate)



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Situation

Westacre House is privately situated on Garden Close Lane, sought-after road on the edge of Newbury. The Parkway Shopping Centre, which includes many well known shops including M&S, is situated in the town centre. Communications are excellent with trains from Newbury to London Paddington taking approximately 45 minutes. The A34 is within easy access with Junction 13 of the M4 being about 6 miles to the north. There are many well regarded schools in the area including St Bartholomew's, Downe House, Brockhurst & Marlston House, Thorngrove, Horris Hill and St Gabriel's.

The property

Westacre House is an impressive family home believed to have been built about 50 years ago, with light, spacious and versatile accommodation. The rooms are well-proportioned and includes a well appointed kitchen/ breakfast room with island, breakfast bar and granite worksurfaces. Doors from the sitting room and garden room/gym lead onto a sheltered terrace with wooden gazebo providing ideal outdoor entertaining space. There is a formal dining room, study and family/games room. There is a fantastic first floor annexe accessed through the house or a via an external staircase which leads up to a secluded decked balcony. To the first floor there are four bedrooms and two bathrooms accessed off a light landing.



Gardens and grounds

The property is approached via a pair of electric gates which leads to a paved drive and parking area. The rear garden is incredibly private and mainly laid to lawn. There are a variety of sheds, a greenhouse and two ornamental ponds.

Services

Mains electricity and water. Private drainage and gas heating.





Annexe

Fixtures & fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (Postcode RG14 6PP)

Follow the A34 southbound from Newbury and exit at the Highclere/Wash Common A343 junction. At the roundabout take the first exit signed for the A343/Newbury. Follow the Andover Road and pass the Enborne Row turning on the left. Proceed up the hill and turn right into Garden Close Lane. Follow the lane along and bear left at the end. Continue along and lane to Westacre will be found on the left.

Viewing

Viewing by prior appointment only with the Agents.



Property information

Tenure: Freehold

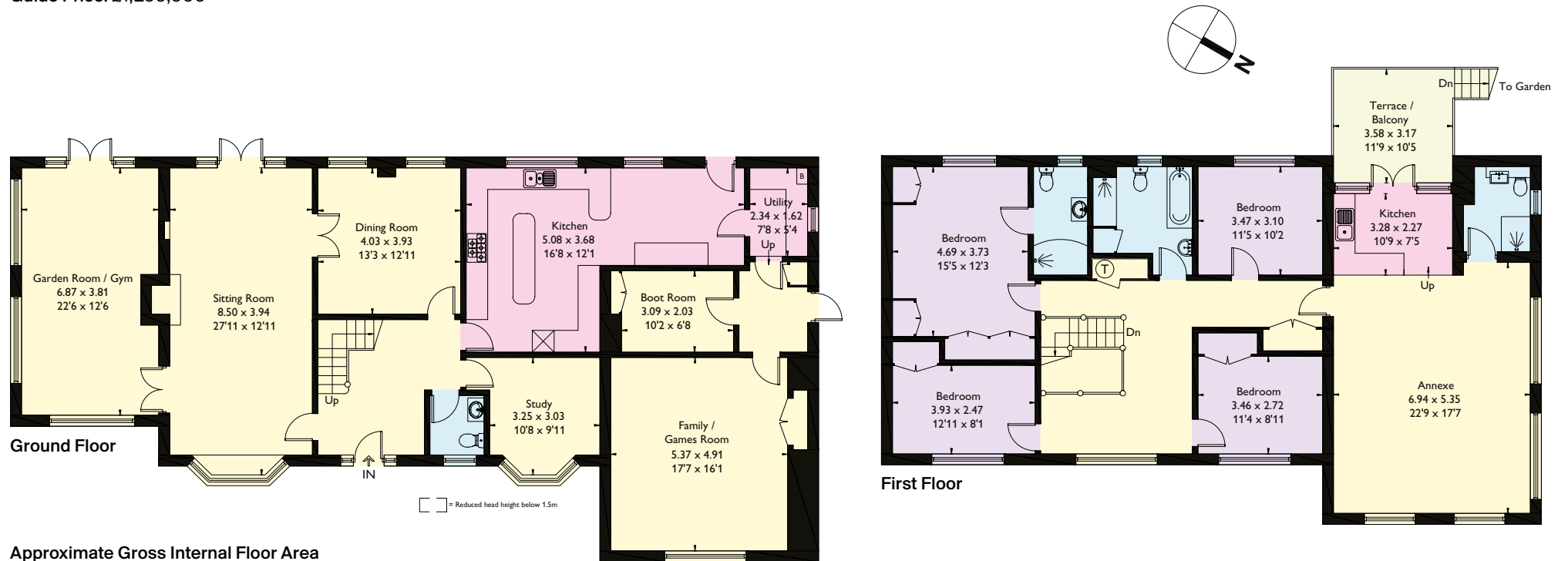
Local Authority: West Berkshire District Council: 01635 42400

Council Tax: Band G

EPC Rating: C

Guide Price: £1,250,000

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area

331.8 sq m / 3571 sq ft

Including Limited Use Area (1.1 sq m / 12 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated June 2023. Reference: RMCW/

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