



A superb opportunity to create an attractive family house

The Scout Hut, Battery End, Newbury RG14 6NX

Freehold



2 Ensuite bedrooms • 2 Guest bedrooms • Family Bathroom • 2 reception rooms • Kitchen/breakfast room • Freehold

The Property

The site currently consists of a timber framed scout hut which sits on a mud & timber base. Full planning permission has been granted for an attractive 4 bedroom family house which will sit within a generous plot at the end of Battery End. The plans have been thoughtfully designed to ensure the house sits seamlessly within the 1930's street design. Full details can be acquired via the agent or West Berkshire planning website - planning number 19/00995/FULD.

The location

Battery End is a popular residential road situated within Wash Common, a popular area of south Newbury with good local amenities. Newbury town centre and mainline railway station are just a short drive away. There are excellent schools in the area for all ages including Falkland Primary School, St. Bartholomew's Secondary School and Park House Secondary School as well as Cheam, St. Gabriel's, Downe House and Horris Hill.

The market town of Newbury offers a wide range of amenities including a main line rail link to London Paddington, a theatre, cinema, gyms, golf courses and a large range of retail outlets. The area also benefits from excellent connections to the M4 and the A34.

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Approximate Floor Area 152.6 sq m / 1642 sq ft



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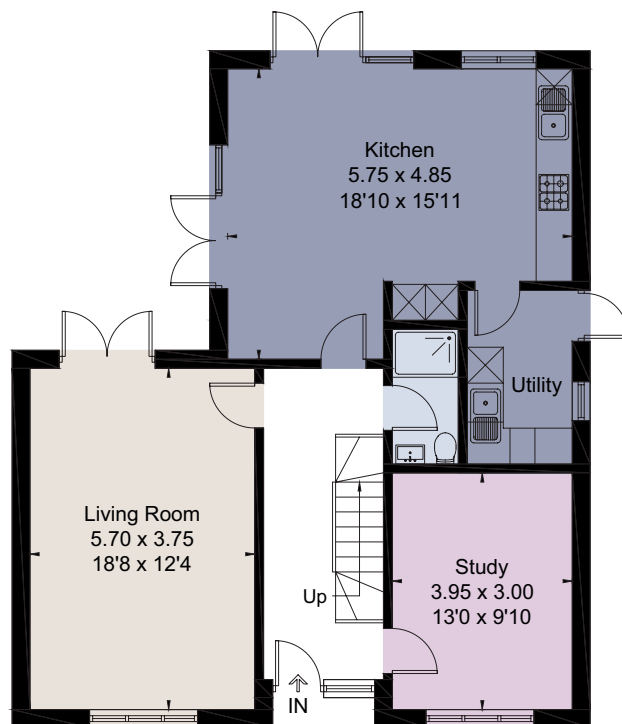
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Harry Fisher

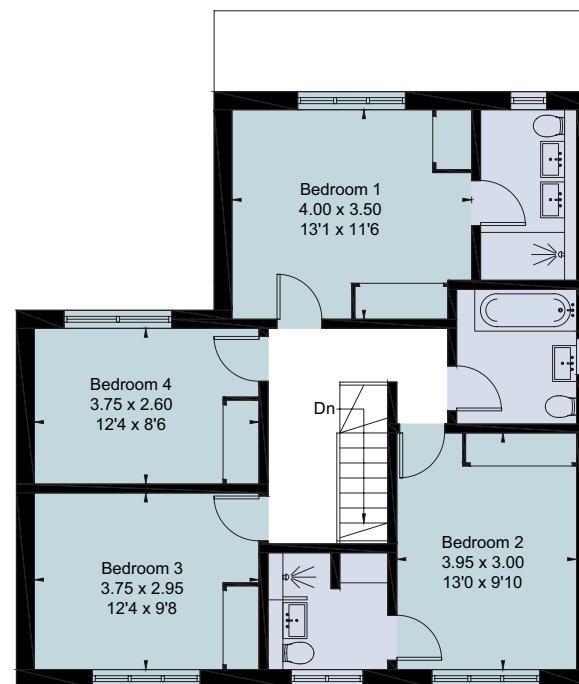
Savills Newbury

01635 277 700

newbury@savills.com



Ground Floor



First Floor



For identification only. Not to scale. © 210401HF

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