



Beautifully positioned family house

1 Castle Grove, Newbury, Berkshire

Freehold



4 double bedrooms • 2 bath/shower rooms • Sitting room
• Dining room • Family room • Study • Kitchen/dining
room • Utility • WC • Garage • Parking • Gardens

Situation

1 Castle Grove is located in a sought after location close to all town centre facilities, with Waitrose within 0.3 miles. As such all of the amenities of Newbury, including the Corn Exchange, The Watermill Theatre and Parkway shopping centre, are on the doorstep, with the railway station, the other side of the town centre, still being within a mile. Country walks are readily accessible on foot directly from the property including circular walks to fine country pubs and Speen Moors Walk, while walks along the canal can be enjoyed within and around Newbury itself. Also situated a few minutes' stroll from the property are the parks of Goldwell, Northcroft and Victoria.

There are excellent state and private schools in the area for all ages including Cheam, St.Gabriel's, Downe House and Horris Hill. The area also benefits from excellent connections to the M4 and the A34, offering access to London, Reading, Oxford, Swindon, Basingstoke, the West Country, the Midlands and the south coast.

Description

1 Castle Grove was originally built in the 1950's and has been extended by the current owners with great thought and now offers extensive versatile accommodation perfectly suited to modern family living.

The ground floor offers generous reception rooms including a sitting room with open fireplace and a lovely triple aspect family room off the kitchen. The kitchen itself offers plenty of space for the family and is beautifully fitted with a range of Bulthaup units below a Corian worktop. Beyond the family room there is a tucked away study overlooking the garden, while to the front of the house there is a separate dining room. A generous utility room and a WC complete the ground floor.

Upstairs there is a wonderful vaulted main bedroom and three other good sized bedrooms, all served by two well-appointed bathrooms.

Outside, the gardens to the rear are south facing and wonderfully planted to provide separate rooms including a spacious patio and children's play area.





There is driveway parking to the front of the property in front of the attached garage with an electronically operated garage door.

The property benefits from solar PV panels, water softener and a monitored burglar alarm (subject to service contract).

Tenure

Freehold

Services

All mains services connected.

Local Authority

West Berkshire O1635 42400

Postcode

RG14 1PS

Directions

From the clock tower on The Broadway in the centre of Newbury, bear left in to Oxford Street and at the next mini roundabout bear right passing Waitrose on the left. Go straight over the roundabout and take the second turning on the right in to Castle Grove where number 1 will be found on the right.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



1 Castle Grove, Newbury, Berkshire

Approximate Area 207.9 sq m / 2238 sq ft

Garage 31.3 sq m / 337 sq ft

Total 239.2 sq m / 2575 sq ft

Including Limited Use Area (9.2 sq m / 99 sq ft)

Matthew Lodge

Savills Newbury

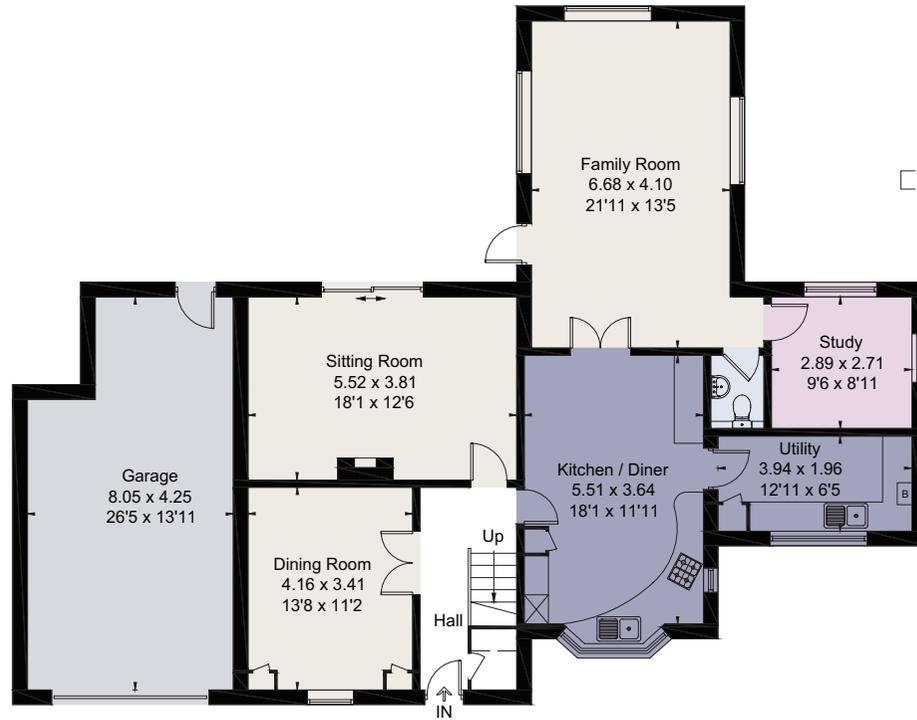
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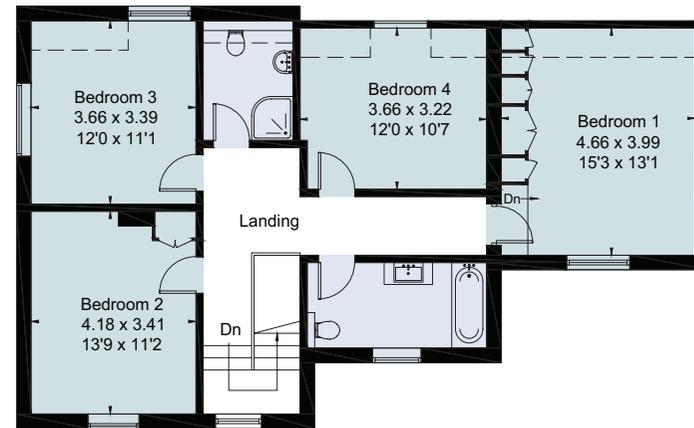


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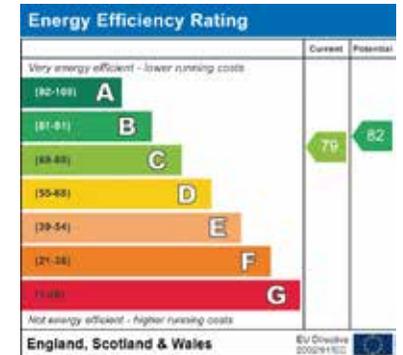


= Reduced head height below 1.5m



Ground Floor

First Floor



For identification only. Not to scale. © 200601ML

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