



Opportunity to enhance a detached home in a popular location

**28 Castle Grove, Newbury, Berkshire, RG14 1PR**

Freehold

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Sitting room • Dining room • Kitchen/breakfast room  
• 3 Bedrooms • Bathroom • Utility room • Garage  
• Garden • EPC Rating: D

### Situation

Castle Grove is 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.

### The Property

Built in 1956, this is a wonderful detached home in a very popular location. The house offers well laid out accommodation over two floors, and having been in the same ownership for some 46 years could now benefit from some refurbishment. On the ground floor, there is a good sized entrance hall, a dining room and generous 22 ft sitting room with open fireplace. There is a kitchen/breakfast room with a wide range of wall and base units and space for a table. A cloakroom completes the ground floor accommodation. On the first floor there is lovely bright principle room to the front of the house and two further bedrooms and a bathroom to the rear enjoying views out over the garden.







### Outside

To the front of the house is a tarmac driveway with parking for several cars, this runs down the side of the house to the detached garage. Also at the front is an attractive garden, mainly laid to lawn and with mature shrub and herbaceous borders. To the rear of the house is a paved patio and then an area of lawn, with a range of mature trees and hedging. At the bottom of the garden runs the River Lambourn.

### Services

Mains water, gas, drainage and electricity.

### Local Authority

West Berkshire

### Council Tax Band

F

### What3words

///major.sits.puzzle

### Viewing

Strictly by appointment with Savills



**28 Castle Grove, Newbury, Berkshire, RG14 1PR**  
**Approximate Area** 134.3 sq m / 1446 sq ft  
**Garage** 16.9 sq m / 182 sq ft  
**Total** 151.2 sq m / 1628 sq ft  
**Including Limited Use Area** (2.5 sq m / 27 sq ft)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 20220705

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