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**DOWNER & CO**

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The Ively, Woodlark  
Place, Greenham Road,  
Newbury RG14 7GY

**From £450,000**



## Three Bedroom Semi-Detached House

### Features.

- Brand new homes
- Backed by 10-year warranty
- Walk to town centre, retail park, mainline rail station & Greenham Common
- Three bedrooms
- Master with en-suite shower
- Highly energy efficient
- Finished to a high standard throughout
- Cloakroom
- Driveway parking for two cars





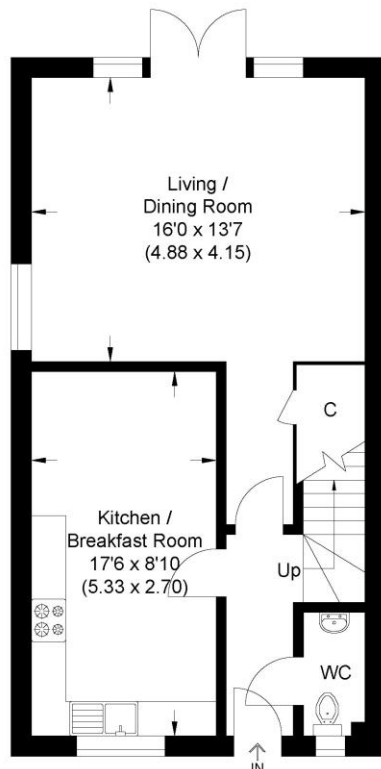
**Description.**

Located to the south of Newbury and within a short walk of the town centre, shops and mainline rail station are a selection of brand new three bedroom homes by established developer Charles Church.

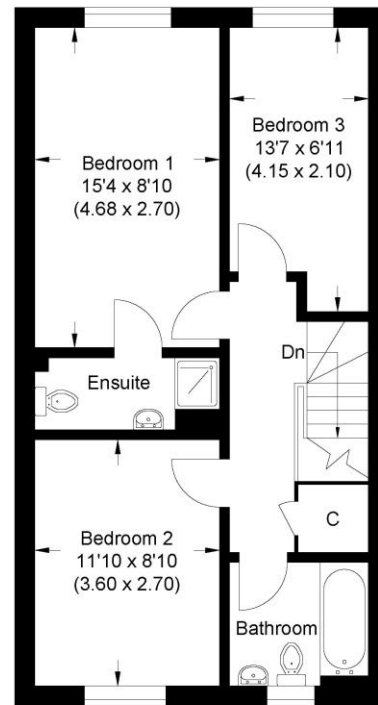
The properties have been finished to high standard throughout and, for peace of mind, come with a 10 year insurance backed warranty, the first two years being covered by Charles Church themselves. Contact us to discover how making one of these properties your home may well be easier than you imagine with part exchange and incentives options available.

The light and airy accommodation consists of entrance hall, cloakroom, kitchen/breakfast room, living/dining room with French doors to the rear garden, master bedroom with en-suite shower room, further second double bedroom, single bedroom and bathroom. Outside there is a rear garden with shed and driveway providing parking for two cars.

Approximate Gross Internal Area  
93.99 sq m / 1011.70 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

# Woodlark Place

Site plan



## Important Notice

### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide-angle lens and any fitted appliances have not been tested.

TENURE: F

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**www.downer.co.uk**

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX