



D
DOWNER & CO

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2 The Folly
Newbury RG14 7JF

£625,000



Extended, Detached Four Bedroom, Two Bathroom Character Property

Features.

- Detached character house
- Four bedrooms
- Master with en-suite shower room
- Large living room with exposed brick working fire
- Kitchen opening to a spacious dining room
- Cloakroom
- Tanked cellar
- Driveway parking for two cars
- Situated down a quiet leafy lane
- Walk to town and railway station





Description.

Extended, detached four bedroom, two bathroom character property, ideally located in The Folly. A quiet leafy lane within walking distance of the town centre and railway station which retains many period features, a private west facing rear garden and driveway parking for two cars.

The spacious accommodation comprises a welcoming entrance hall with decorative fireplace, access to a fully tanked cellar, cloakroom, kitchen opening to a large dining room, living room with exposed brick working fireplace, master bedroom with built-in wardrobes, three further bedrooms and impressive bathroom with free-standing bath and shower cubicle. Benefits also include gas central heating and NO ONWRAD CHAIN. Viewings highly recommended.

Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Approximate Gross Internal Area
134.65 sq m / 1449.36 sq ft
(Excludes Shed)
Shed Area 6.12 sq m / 65.87 sq ft

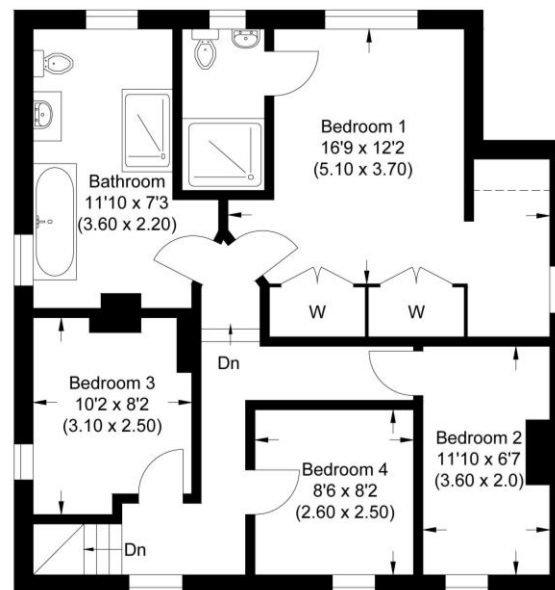
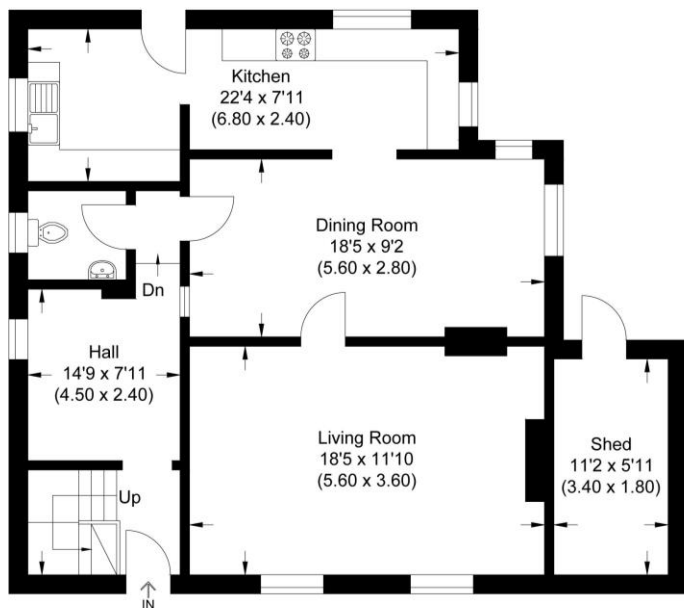


Illustration for identification purposes only, measurements are approximate, not to scale.



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.

EPC: D

COUNCIL TAX BAND: E

TENURE: FREEHOLD

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

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