17 FALKLAND DRIVE
NEWBURY RG14 6JQ

NO ONWARD CHAIN Situated within St. Barts catchment is this fantastic detached bungalow, which has been redecorated throughout by the current owners. The property offers four double bedrooms and three bathrooms and sits in a generous 1/3 acre plot.

The property has been extended several times over the years, creating a large open living space with a feature log burner and a modern kitchen with a glass roof. The bedrooms are all extremely generous with the master bedroom offering an ensuite and garden views.

The property also benefits from a fantastic sized 1/3 acre plot, providing ample parking to the front and plenty of space to enjoy the peace and quiet to the rear.

The property has solar panels, which do provide an income.

This purpose-built bungalow is situated in a sought-after location, with easy access to local amenities and excellent transport links, all within St. Barts catchment.

There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

Winkworth

AT A GLANCE

- 2140ft2 / 198m2
- Large Open Hallway
- Kitchen Breakfast Room
- Living Room with Log Burner
- Utility Room
- Conservatory
- Four Double Bedrooms
- Master Bedroom with Ensuite
- Family Bathroom
- Shower Room
- Driveway Parking

UTILITIES

The property is connected to all mains and operates on gas central heating.
Ultrafast Broadband is available in the area and there are no known mobile coverage issues.
EPC B
West Berkshire Council Tax Band F

SITUATION

The property is situated in a quiet cul de sac off Andover Road in south Newbury. It is walking distance to Newbury town centre and in catchment for St Barts Secondary School
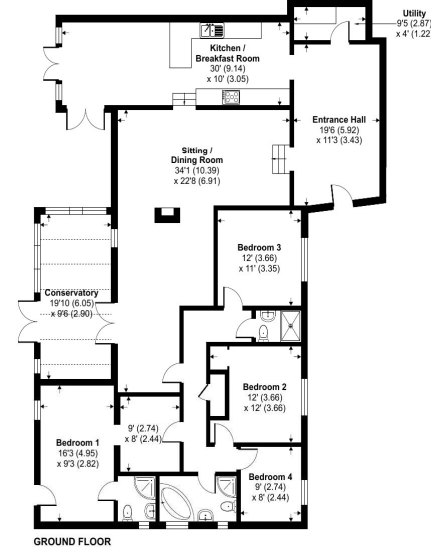
DIRECTIONS

What Three Words/// hurry.count.burst

Falkland Drive, Newbury, RG14

Approximate Area = 2140 sq ft / 198.8 sq m
For identification only - Not to scale

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Utility
9'5 (2.87)
x 4' (1.22)

Kitchen /
Breakfast Room
30' (9.14)
x 10' (3.05)

Entrance Hall
19'6 (5.92)
x 11'3 (3.43)

Sitting /
Dining Room
34'1 (10.39)
x 22'8 (6.91)

Bedroom 3
12' (3.66)
x 11' (3.35)

Conservatory
19'10 (6.05)
x 9'6 (2.90)

Bedroom 2
12' (3.66)
x 12' (3.66)

Bedroom 1
16'3 (4.95)
x 9'3 (2.82)

9' (2.74)
x 8' (2.44)

Bedroom 4
9' (2.74)
x 8' (2.44)

GROUND FLOOR

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See things differently.