



29 THREE ACRE ROAD

NEWBURY BERKSHIRE RG14 7AW

A fantastic four bedroom family home situated within St. Barts school catchment, offering a generous south facing garden, off street parking, garage and a well-built garden office with heating and electric.

****CLOSED CHAIN****

As you enter the home you have the main hallway. The living room is large in size and is dual aspect, ensuring it's flooded with natural light. The kitchen/diner had been opened up by previous owners to create a brilliant open space, perfect for families or hosting. The kitchen is very modern and has integrated appliances. There is also the bonus of a downstairs cloakroom.

Upstairs are four double bedrooms. The master has large fitted wardrobes, added by the current owners. The family bathroom is extremely modern featuring neutral tiling and a waterfall shower over the bath.

To the side of the property is some sheltered, great extra storage space. This sits between the house and the garage. The garage is a standard single garage.

To the rear of the property is a very generous south facing garden. There is a patioed area with seating, perfect for alfresco dining. The rest of the garden is mainly laid to lawn. The current sellers have added the fantastic addition of a garden office. This space is fitted with heating and electricity, ensuring comfort whilst working from home.



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AT A GLANCE

- Living Room
- Open Kitchen/Dining Room
- Cloakroom
- Four Double Bedrooms
- Family Bathroom
- Garage
- Large South Facing Garden
- Closed Chain

UTILITIES

Gas fired central heating
Mains water and drainage

EPC C

Council Tax Band E

No known issues with mobile coverage
Superfast fibre broadband in the area

SITUATION

The property is located within a highly sought-after area, close to Newbury Town Centre and within St. Barts School catchment. Three Acre Road is a super road in a very popular location.

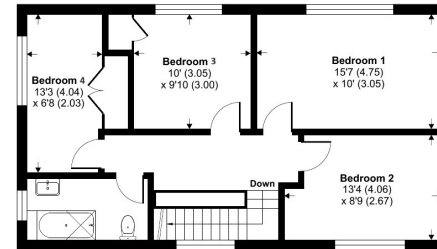
DIRECTIONS

What3words///dock.repair.retain

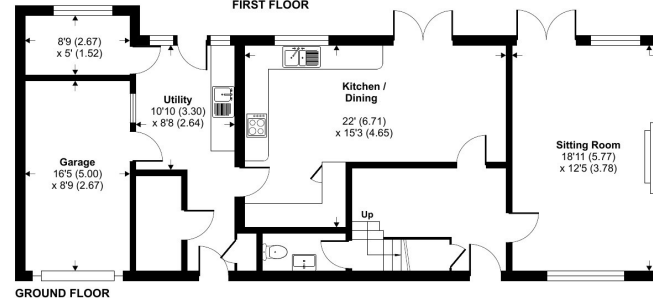
Three Acre Road, Newbury, RG14

Approximate Area = 1550 sq ft / 144 sq m
Garage = 141 sq ft / 13.1 sq m
Outbuilding = 182 sq ft / 16.9 sq m
Total = 1873 sq ft / 174 sq m

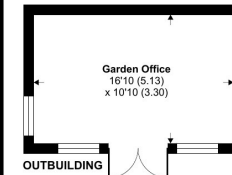
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Winkworth. REF: 1995883

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See things differently.