



35 CAUNTER ROAD, SPEEN, NEWBURY, RG14 1QZ

Winkworth



35 CAUNTER ROAD SPEEN

NEWBURY RG14 1QZ

A spacious, detached, family home, in a leafy and peaceful location, on the west side of Newbury.

The house has private gardens, and is situated at the end of a small close of houses, just a few minutes' drive from the A34 and with access to beautiful countryside walks nearby.

The house has reception hall, sitting room with French doors to the garden and snug off, a study to the front and a generous kitchen dining room, with bi-fold doors to the garden at the rear. The ground floor is completed by a cloakroom.

On the first floor there is a master bedroom with ensuite shower room, three further double bedrooms and single bedroom served by two family bathrooms.

Outside there is plenty of off road parking to the front, with an integral double garage. The rear of the garage provides a utility space with sink and plumbing for washing machine, plus further appliance spaces.

The rear garden is very private, with a raised entertaining area and lawns.

EPC D

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AT A GLANCE

2079 Square feet/ 193 Square metres

Master bedroom with ensuite shower room.

Three double bedrooms

Single bedroom

Family bathroom with tub

Further family bathroom with shower and tub

Sitting room

Snug

Study

Kitchen/ dining room

Cloakroom

Double garage with utility space

Off road parking

Gardens

UTILITIES

Mains water, electricity, gas and drainage.

West Berkshire Council Band F

EPC D

DIRECTIONS

For sat nav RG14 1QZ

What Three Words///lance.violin.voice

SITUATION

The property is situated in Caunter Road, a small leafy road in Speen, on the west side of Newbury. There is a shop and pub/ hotel within walking distance and some lovely countryside walks nearby.

The A34 is only a few minutes drive and Newbury station has fast trains to London Paddington and connect to the Elizabeth line at Reading.



Caunter Road, RG14

Approximate Area = 2079 sq ft / 193.1 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

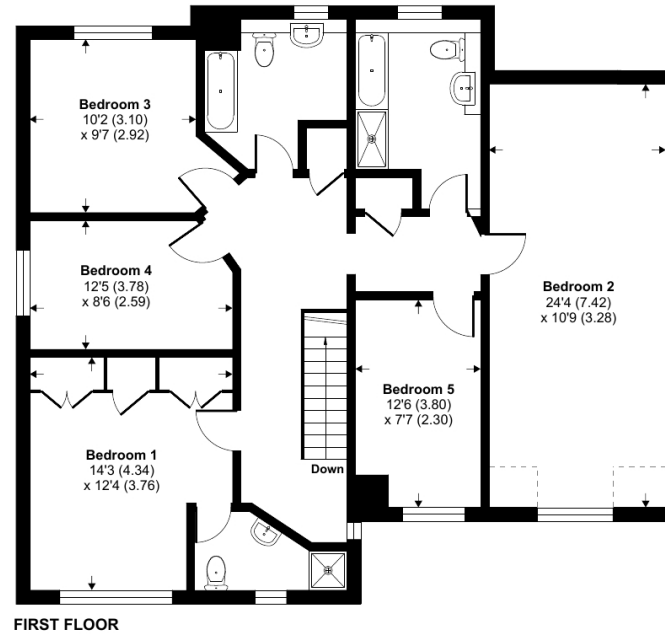
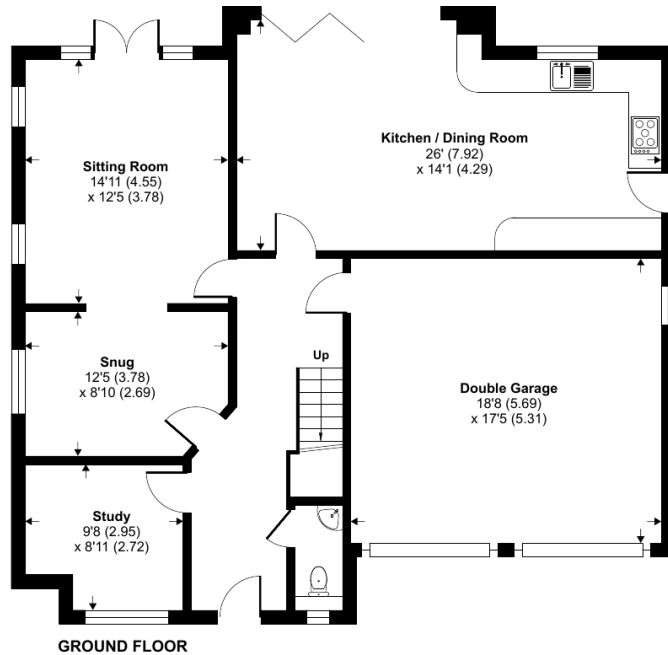
Garage = 331 sq ft / 30.7 sq m

Total = 2427 sq ft / 225.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Winkworth. REF: 1004403



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