

Worlds End, Beedon, Newbury, RG20

4 | 3 | 2

£595,000 *Freehold*

NO ONWARD CHAIN A substantial four bedroom detached home, situated within a peaceful village with great school catchments, easy access to Newbury, countryside views and great potential to extend STPP.

The ground floor comprises of a spacious entry hall, a family room with potential to use as a fifth bedroom with wet room. The living and dining room flow beautifully and could be set as open plan. There is incredible parquet flooring running across the two rooms, with a log burner in the living room. Both rooms benefit from private garden views with the dining room featuring sliding doors out to the garden. The kitchen consists of wooden cabinets, offering plenty of storage space and access onto the generous utility room, which offers a further access point to the rear garden.

To the first floor are four great sized bedrooms. The principle room offers fitted wardrobes and exquisite views across the countryside. All the bedrooms are doubles, with bedroom two and three being at the rear, sharing the same views as the principle bedroom. The family bathroom offers a shower over the bath, built in storage and neutral tiling. There is a separate W/C.

To the rear is a private, spacious garden which is mainly laid to lawn. There is a small patio at the back of the house and a further patio space, perfect for alfresco dining. The garden wraps around the house and offers a paved area, great for housing a shed or additional parking as there is side access here onto the front. To the front is a large paved driveway with access to the garage. There is a low maintenance front garden, which is mainly laid to lawn.

The property benefits from being within the Downs school catchment and offers easy access onto the A34 and M4.

KEY FEATURES

- 1823ft2 / 169.3m2
- NO ONWARD CHAIN
- Downs School Catchment
- Dining Room
- Living Room
- Family Room/Additional Bedroom
- Utility Room
- Garage
- Four Double Bedrooms
- Large Wrap Around Garden



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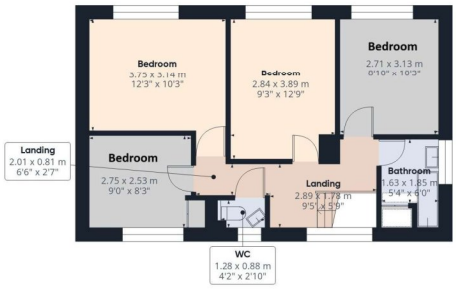
MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D

The property is connected to all mains, apart from gas and operates on oil central heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.



Ground Floor





Floor 1

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GLA[1]

154.44 m²

1662.33 ft²

Garage

14.9m2

161.4ft2

Total

169.34m2

1823.73ft2

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

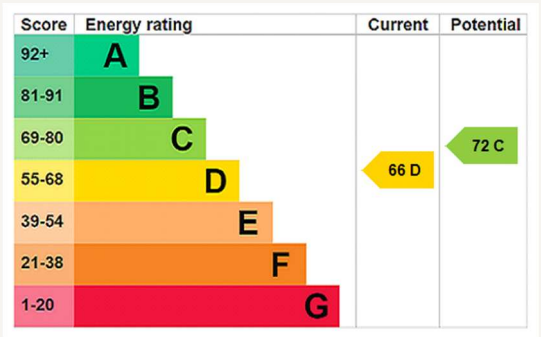
Reduced headroom

..... Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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