



Oaken Grove, Newbury, Berkshire, RG14

£675,000 *Freehold*

5  2  3 

A fantastic five bedroom characterful family home located in a sought after residential road on the south side of Newbury within the catchment area of the highly regarded John Rankin and St Barts schools

NO ONWARD CHAIN A fantastic five bedroom characterful family home located in a sought after residential road on the south side of Newbury within the catchment area of the highly regarded John Rankin and St Barts schools.

The spacious living accommodation is arranged over three floors and benefits from gas central heating, double glazing, off road parking and cabin to the rear of the property.

As you enter you're greeted with entrance hallway and downstairs w/c under the stairs. This floor comprises of open plan kitchen/living space with plenty of light coming through the sliding doors to the garden. The ground floor also has dining room and utility room.

On the first floor you have four bedrooms, with en-suite to the master. You also have a family bathroom on this floor

KEY FEATURES

- ***NO ONWARD CHAIN***
- Five Bedrooms
- Kitchen
- Livingroom
- Dining Room
- Garden



Newbury

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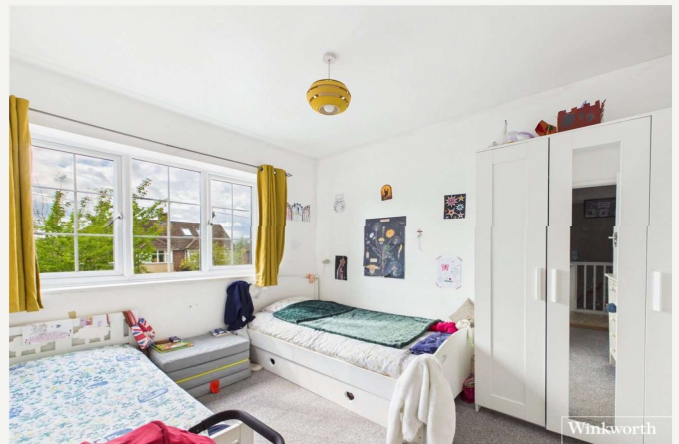




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MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: To be confirmed

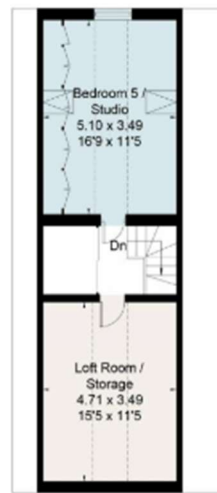
Approximate Area = 165.2 sq m / 1778 sq ft
 Cabin = 10.3 sq m / 111 sq ft
 Total = 175.5 sq m / 1889 sq ft
 For identification only. Not to scale.
 © Fourwalls



Ground Floor

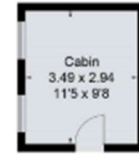


First Floor

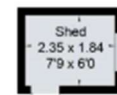


Second Floor

Reduced head height Entry 1.5m



Cabin
 3.49 x 2.94
 11'5 x 9'8



Shed
 2.35 x 1.84
 7'9 x 6'0

(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB260142>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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