



Speen Place, Speen, Newbury, Berkshire, RG14

£700,000 *Freehold*

5  3  4 

A large, excellently presented five bedroom family home situated in the extremely desirable area of Speen, just off Speen Lane, and only a short 15 minute walk to the Newbury Town Centre.

As you enter the property, you are greeted with a reception hall which leads down to the main sitting room on the right which extends the length of the house featuring a window at the front and French doors out to the garden, flooding the room with natural light. To the left of the sitting room is the dining room, which connects seamlessly to the well-appointed kitchen featuring built in appliances hidden behind white cabinets with dark grey countertops. Opposite the dining room there is a w/c, and further down the hall is the garage conversion, featuring a shower room, a generously sized 5th bedroom/additional sitting room, and a storage space accessible from the side of the property.

Upstairs, the first floor features four well-sized bedrooms arranged around a central landing. Bedroom one is the largest and is positioned to the rear looking out on the garden, and also features built in storage, and an en suite shower room. The second and third bedrooms are double sized, and sit on the right side of the house, and the fourth bedroom offers flexibility as a study or nursery. A family bathroom also features, containing a separate bath and shower.

To the rear, the garden features a generous patio area with outdoor seating, and the rest is mainly laid to lawn. To the front there is a large driveway, big enough for three vehicles, and a front garden space which is also laid to lawn.

KEY FEATURES

- 1743ft2/161m2
- Kitchen/dining room
- Downstairs bedroom/sitting room
- Master with en suite
- Five bedrooms
- Four bathrooms
- Off street parking
- Private Rear garden
- Sought after location
- Solar Panels
- Water Softener

Newbury

West Berkshire Council Tax Band E
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MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: C

The property is connected to all mains and operates on gas central heating. The property also benefits from solar panels and a water softener. There is no mobile coverage issues and there is Ultrafast Broadband available in the area.



Denotes restricted
head height

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Approximate Area = 1734 sq ft / 161 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 1743 sq ft / 161.8 sq m

For identification only - Not to scale

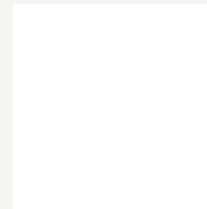


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Winkworth. REF: 1346515

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
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/NEB130231>

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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