



## QUARRY COTTAGE

GARDEN CLOSE LANE NEWBURY RG14 6PP

A mature detached family home, in a good sized plot (about 1/3 acre) and in a highly sought after road.

The property has been in the same ownership since the 1960's and now requires modernisation, but offers the lucky buyer the chance to create an amazing home in a superb location.

The accommodation comprises, reception hall, sitting room, dining room, family room, study/ ground floor bedroom, ground floor shower room, kitchen, utility, cloakroom and fantastic garden sunroom.

On the first floor there are four bedrooms and a bathroom.

The property sits in mature, well-tended gardens of about a third of an acre, with garage and parking.

EPC D



**Winkworth**

## AT A GLANCE

- 2198 Square feet/ 204 square metres
- Four bedrooms
- Bathroom
- Sitting room
- Dining room
- Family Room
- Conservatory
- Ground floor bedroom/ study
- Shower room
- Kitchen
- Utility
- Gardens
- Garage and Parking

## UTILITIES

Mains Water and Drainage  
Gas Central Heating  
EPC D

## DIRECTIONS

What Three Words///  
kingpin.scariest.roofed

Approximate Floor Area = 204.2 sq m / 2198 sq ft  
Outbuilding = 22.3 sq m / 240 sq ft  
Total = 226.5 sq m / 2438 sq ft



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## Newbury Office

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# Winkworth

See things differently.