



37 REGNUM DRIVE

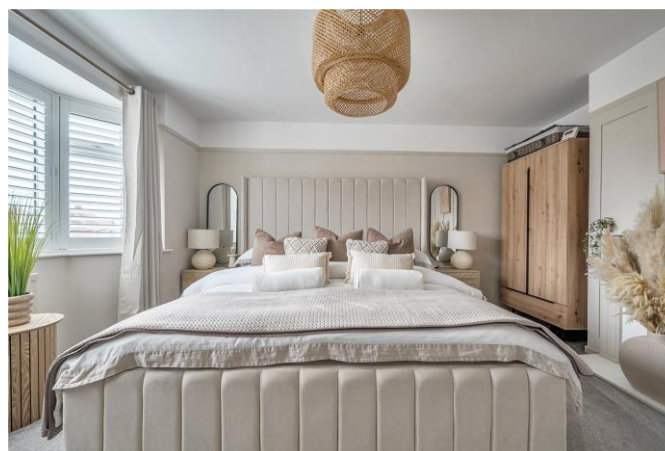
NEWBURY RG14 2HF

An incredible, recently renovated bungalow located just over a mile from Newbury Town Centre, featuring an outdoor bar and storage area, with potential to convert to a self-contained annex.

Upon entering this gorgeous, modern bungalow, you step into a welcoming reception hallway that provides access to all main areas of the home. On the left is the master bedroom featuring a large bay window flooding the room with natural light, and alcoves with space for freestanding wardrobes. Opposite this is the generous second bedroom which is also a double size, and further down the hall is the third bedroom with space for a double bed, ideal for a guest room, nursery, or home office. Additionally, there are multiple storage cupboards in the hallway, one still housing plumbing for a w/c. Just before the living/dining/kitchen area is the family bathroom, positioned centrally for convenience, featuring a walk in shower, toilet, basin and heated towel rail, with an extra storage cupboard as well.

Continuing through the hallway leads into the heart of the home: a large open-plan kitchen, dining and lounge area, perfect for entertaining and family life. This expansive space spans the width of the house and includes bi-fold doors opening onto the garden, which makes for an excellent hosting/socialising space, and floods the room with natural light. Just off the kitchen there is also a utility room which houses a washer/dryer and the boiler which was installed three years ago.

To the rear of the property is a large landscaped garden. Stepping out of the bi-fold doors takes you to a patio space, and the rest of the garden is mainly laid to lawn. At the end of the garden there is currently a bar/games room with electricity on the left, a generous storage area on the right, and a relaxing covered seating area in the middle. Services are already in place for this space to be converted into a self-contained annex, as the structure was built with this in mind. To the front there is a paved driveway offering off street parking for at least three vehicles.



Winkworth

AT A GLANCE

- 1666ft²/154m²
- Completely renovated
- 1.2 miles to Newbury Town Centre
- Open plan kitchen/diner
- Landscaped garden
- Driveway parking
- Outbuilding/bar with potential to be turned into an annex
- Three double bedrooms

UTILITIES

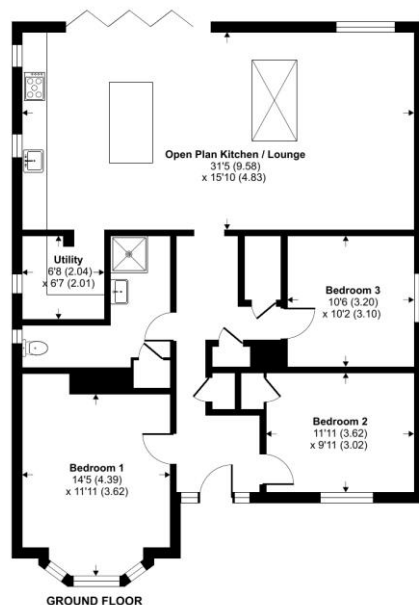
There is Ultrafast Broadband available in the area and there are no known mobile coverage issues. The property is connected to all mains and operates on gas central heating, with the extended part of the property at the rear operating on underfloor heating.

EPC - C

West Berkshire Council Tax Band – D

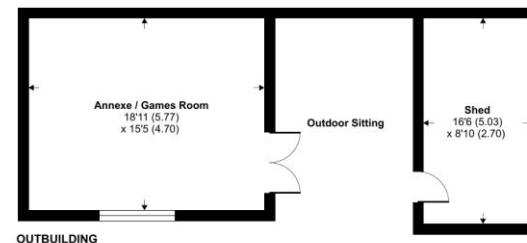
DIRECTIONS

What3words///sport.apply.brand



Regnum Drive, Shaw, Newbury, RG14

Approximate Area = 1228 sq ft / 114 sq m (excludes outdoor sitting)
 Outbuildings = 438 sq ft / 40.6 sq m
 Total = 1666 sq ft / 154.6 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). © richcom 2025. Produced for Winkworth. REF: 1364284

Winkworth



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | newbury@winkworth.co.uk

[winkworth.co.uk/newbury](https://www.winkworth.co.uk/newbury)

Winkworth

See things differently.