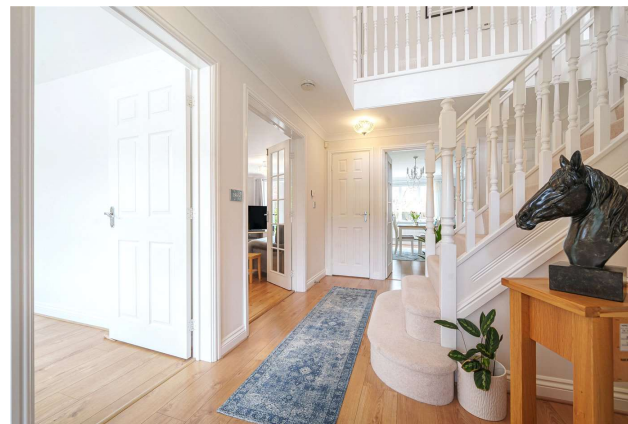




9 LAMTARRA WAY NEWBURY RG14 7WB

Winkworth





## 9 LAMTARRA WAY

NEWBURY RG14 7WB

**A beautifully presented detached family home on a leafy development close to the racecourse.**

You enter the house through a fabulous main reception hall with double glass doors to the main reception areas, allowing light to pour in.

The sitting room is dual aspect with French doors to the garden and a stylish, modern gas fire. The dining room also has French doors to the garden and there is a playroom, great for younger children

The kitchen/ breakfast room is the heart of the house, again with French doors to the rear garden, an island and integrated appliances.

The ground floor is completed by utility room and cloakroom.

On the first floor is an impressive galleried landing with glass double doors the library/ study. There is a master bedroom with built in wardrobes and stylish en-suite, a guest bedroom, again with built in wardrobes and en-suite, three further double bedrooms and family bathroom.

A double width driveway at the front leads to a double sized, integral garage which is been converted to a large office space. There is a well maintained front garden and a smartly presented, west facing rear garden.

There is Ultrafast Broadband available in the area. There are no known mobile coverage issues.

West Berkshire Council Band G  
EPC C

## AT A GLANCE

- 2549 square feet/ 234 square metres
- Five bedrooms
- Three bathrooms
- Reception hall
- Sitting room
- Dining room
- Playroom
- Study
- Kitchen/breakfast room
- Utility
- Cloakroom
- Driveway parking

## UTILITIES

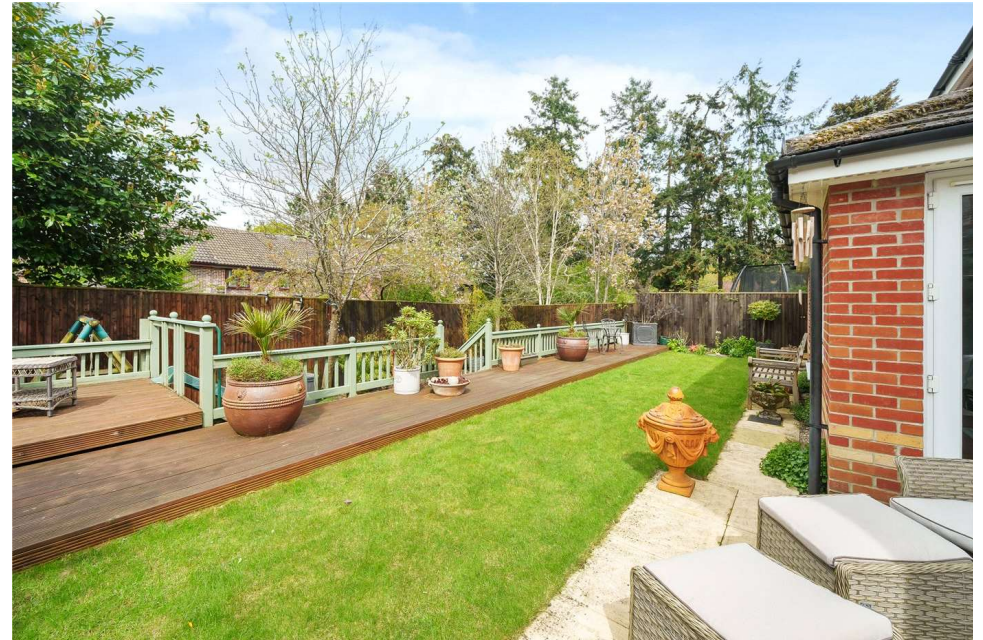
Electricity  
Mains drainage  
Gas fired central heating

## DIRECTIONS

What3words /// intervals.fades.post

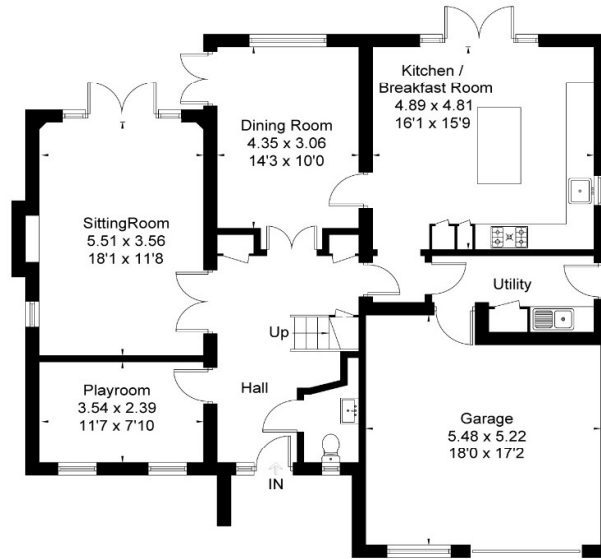
## SITUATION

The property is situated in a quiet residential area to the south east of Newbury within walking distance of Greenham Common. Newbury offers comprehensive shopping, schooling and leisure facilities and a main line railway station to London Paddington.

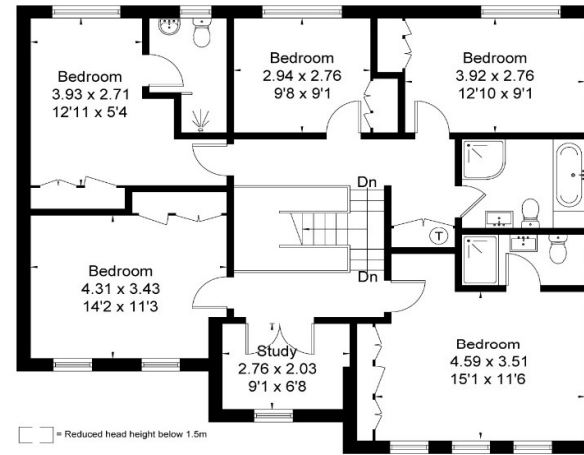




Approximate IPMS2 Floor Area  
House = 234.6 sq m / 2525 sq ft (Including Garage )  
Limited Use Area = 2.2 sq m / 24 sq ft  
Total = 236.8 sq m / 2549 sq ft



Ground Floor



First Floor

## Newbury Office

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See things differently.