



24 RECTORY CLOSE

NEWBURY RG14 6DD

A stunning three bedroom detached family home with a **SOUTH FACING GARDEN**, situated 0.3 miles from the train station and town centre, within **ST. BARTS** school catchment.

As you enter the property the dual aspect living room is to your right. The room is flooded with natural light and features two bay windows as well as a log burner. The play room/office looks onto the garden and is very generous in size. Further down the hall, we have the open plan kitchen diner. The kitchen consists of neutral cabinets with a darker worktop, built in appliances and an island with additional storage, making this space perfect for hosting. The dining room is of a great size and provides access to the garden, as well as the utility room and cloakroom.

Upstairs are three great sized bedrooms. The dual aspect master bedroom benefits from built in wardrobes. Bedroom two also benefits from a built in cupboard. The family bathroom consists of neutral tiling and a shower over the bath.

To the side of the property is a paved driveway with parking for several vehicles. From here there is a side gate leading onto the garden, which wraps around the home. There is a decked area, great for alfresco dining. The rest of the garden is mainly laid to lawn with a mature bush bordering the boundary.



Winkworth

AT A GLANCE

- 1619ft² / 150m²
- Dual Aspect Living Room
- Office/Play Room
- Open Plan Kitchen Diner
- Utility Room
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Driveway Parking
- South Facing Garden
- St. Barts Catchment

UTILITIES

There are no known mobile coverage issues. There is Ultrafast Broadband available in the area. The property is connected to all mains and operates on gas central heating.

EPC - D

West Berkshire Council Tax – F

SITUATION

The property is located within a highly sought-after area, close to Newbury Town Centre, the train station and within St. Barts School catchment. Rectory Close is a quiet road with a great community feel.

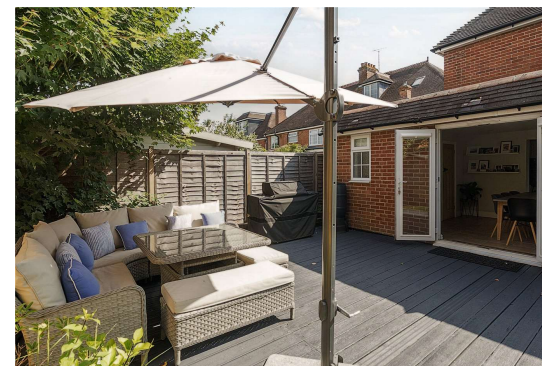
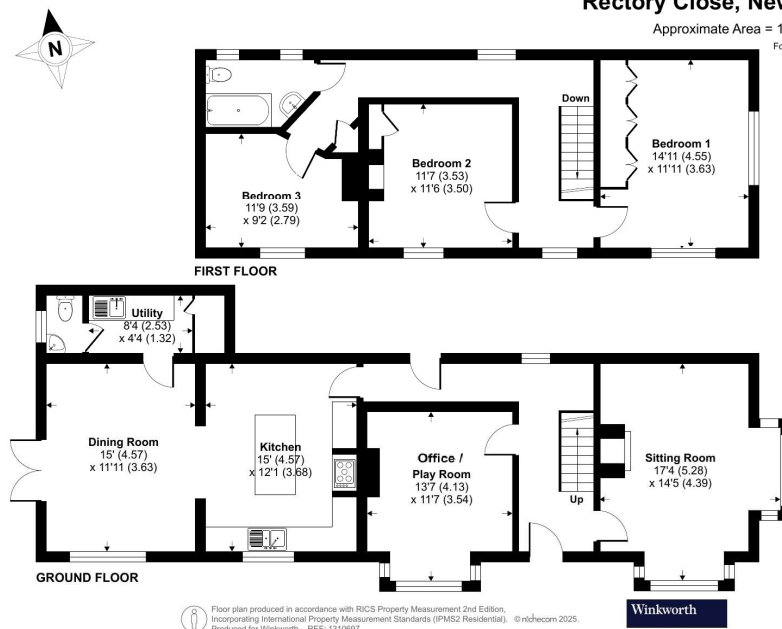
DIRECTIONS

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Rectory Close, Newbury, RG14

Approximate Area = 1619 sq ft / 150.4 sq m

For identification only - Not to scale



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Winkworth

See things differently.