



8 NORMAY RISE WASH COMMON NEWBURY RG14 6RY

Winkworth



A superbly presented,
extended, detached house,
in this highly sought after
road, within Wash

You enter the house into a reception hall, that opens into the main 21 ft x 19 ft reception room, this has French doors to the garden and opens into the kitchen.

The kitchen is dual aspect, with window to the front elevation and French doors to the garden. It has been fitted to a high standard, with integrated appliances, an island with seating, granite worktops and space for a range cooker. This whole area, is very much the heart of the home.

Off the main reception room is a snug, perfect for cosying up and watching TV, this leads to a rear hall, off which is a utility room and home office.

On the first floor, we start with the main bedroom, this has vaulted ceilings, creating a real feeling of space, walk in wardrobe and stylish en-suite.

There are four further bedrooms and a family bathroom.

The house is completed by a good sized rear garden, driveway parking and a double garage.

AGENTS NOTE:

Part of the garage has been taken to create a home office. The seller is currently obtaining retrospective building regs for this.



AT A GLANCE

2043 Square feet/ 189 square metres

Five bedrooms

Two bath/ shower rooms

Sitting/ dining room

Family room

Home office

Amazing, refitted kitchen with island

Reception hall

Cloakroom

Double garage

Gardens

Parking

UTILITIES

Mains water, electricity, gas and drainage.

Gas central heating

West Berkshire Council Band F

EPC D

DIRECTIONS

For sat nav RG14 6RY.

What Three Words///

[breathing.herring.binds](https://www.what3words.com/what-three-words/breathing.herring.binds)

SITUATION

The property is situated in Wash Common, a popular residential area, on the southern outskirts of Newbury.

It is in catchment for Falkland Primary School, which is highly sought after.

The Falkland cricket club and Bowlers Arms pub is about a ten minute walk away, lovely for a summer afternoon pint watching the cricket. There is a parade of shops at Wash Common, with a supermarket, newsagent etc.

Newbury Rugby club is also near by.

Trains can be found to London Paddington from Newbury Station in a round 45 minutes. The Elizabeth Line (cross rail) can be accessed at Reading.



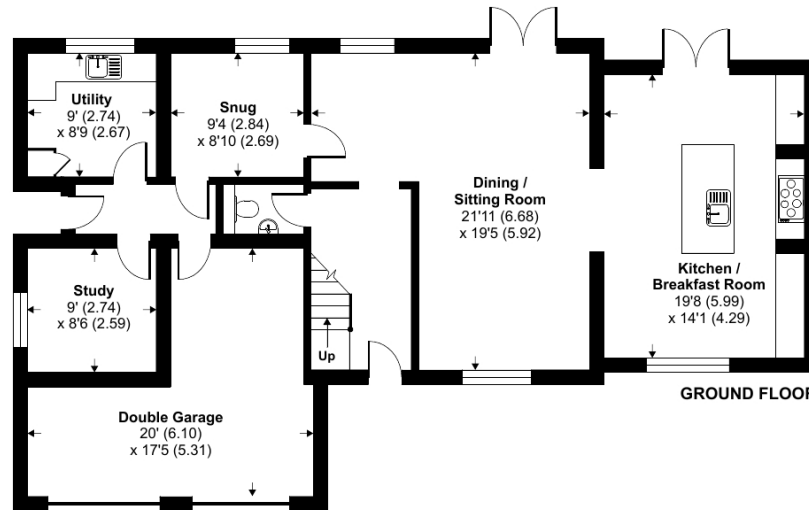
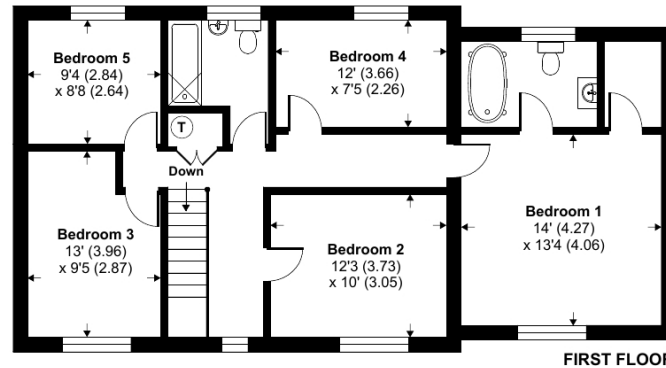
Normay Rise, Newbury, RG14

Approximate Area = 2043 sq ft / 189.7 sq m

Garage = 234 sq ft / 21.7 sq m

Total = 2277 sq ft / 211.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2022. Produced for Winkworth. REF: 878819

Newbury Office

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