



4 BENETT GARDENS

NEWBURY, RG14 1PW

A fabulous renovated SIX DOUBLE BEDROOM detached home with DOUBLE GARAGE. Incredibly well located within walking distance of Newbury town centre, Waitrose and Vodafone HQ, yet safely tucked away at the end of a PRIVATE, SECLUDED gated road. A rare blend of CONVENIENCE, PRIVACY AND SPACE.

As you enter the property, the spacious hallway flows to the dual aspect living room; with a inset wood burning fire and access to the garden, this room is perfect for all seasons. The kitchen/breakfast room is fitted with contemporary shaker units, open solid oak shelving and quality integrated appliances, all with quartz worktops and cladding. An island provides plenty of additional space for social dining prep, baking or enjoying breakfast. French doors open onto the garden, which can also be accessed via the utility room, which is well designed to include plenty of storage, and additional kitchen prep space; along with boot/coat storage. A separate, cosy dining room overlooks the front aspect. A study with a garden view, plus a cloakroom completes the ground floor.

The first floor landing leads to four double bedrooms, the principle being dual aspect with an ensuite shower room, fitted to a luxury standard with fitted units and quartz vanity tops. The family bathroom has a separate shower and bath and is to the same specification. There is a handy laundry/housekeeping room on this floor with plumbing and space for washer and separate dryer.

The second floor has two further double bedrooms, and a separate W/C and shower, plus access to the two loft spaces (one of which is walk-in).

To the front is a large block-paved driveway for several vehicles, as well as the double garage with electric doors, light and power. The level gardens can be accessed from both sides of the house. Unusually for a town location, the plot is mature and private, with established planting and trees. A patio and lawned areas provide space to relax or play. The gardens are a haven for wildlife and carpeted with snowdrops and bluebells in the spring.



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AT A GLANCE

- 2602ft² / 241.7m²
- Secluded & private road
- Generous plot
- Close to town
- Kitchen/breakfast room
- Living room with wood burner
- Dining room
- Ground floor study
- Utility room
- Laundry room
- Six Double Bedrooms
- Principle with ensuite
- Double garage
- Large driveway
- Fibre To The Property Installed

UTILITIES

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

EPC - C
West Berkshire Council Tax Band – G

SITUATION

Benett Gardens is a secluded, private gated no-through road with just five houses, built in approximately 1990. Within walking distance of Newbury town centre, Waitrose and Vodafone HQ, and historic Donnington village with its castle and gastropub. There are several Michelin restaurants within a short drive, plus two golf courses and the renowned Watemill Theatre. The countryside is on the doorstep, and both the M4 and A34 are within easy reach.

DIRECTIONS

What3words//grabs.strain.transmitted



Benett Gardens, Newbury, RG14

Approximate Area = 2308 sq ft / 214.4 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2602 sq ft / 241.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth. REF: 1331631

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See things differently.