



Norwood, Kiln Road

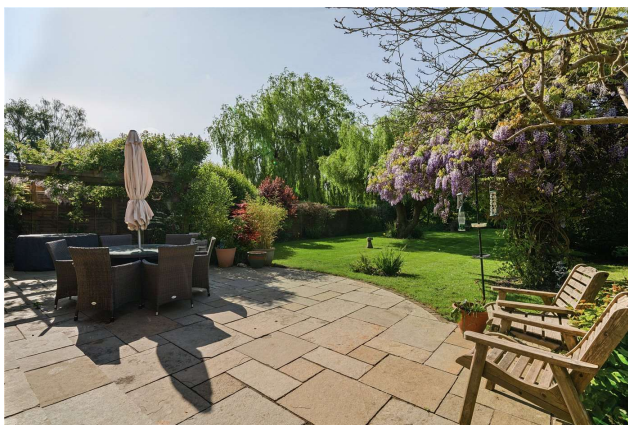
NEWBURY RG14 2HA

****NO ONWARD CHAIN**** A rare opportunity to purchase a charming four bedroom detached home with single garage, ample driveway parking and large rear garden with water front access to the River Lambourn, all within a stone's throw of the Newbury centre and walking distance to local primary and secondary schools..

As you enter the property, there is a large entrance hall. The kitchen is to your right and is generous in size. Featuring a wraparound kitchen with plenty of cabinet and worktop space, the dining table sits perfectly in the centre. There is also a separate dining room with views onto the rear garden. The living room is flooded with natural light with French doors overlooking the south facing garden. Downstairs also benefits from a cloakroom.

Upstairs are four double bedrooms. Rooms one, two and three all benefit from built in storage. The master offers a large ensuite with white tiling and a heated towel rail. The family bathroom has a separate bath and shower, surrounding with neutral tiles and also has a heated towel rail.

To the front of the property is a large driveway for several vehicles. You have access to the single garage as well as the side access to the rear garden. To the rear is a stunning garden. To the top is a modern patioed area, a great space for alfresco dining! The views from the patio span from the feature wisteria tree all the way down to the River Lambourn at the bottom of the garden. The rest of the garden is mainly laid to lawn, with several seating areas.



Winkworth

AT A GLANCE

- 1540ft² / 142m²
- Kitchen
- Dining Room
- Living Room
- Cloakroom
- Four Double Bedrooms
- Family Bathroom
- South Facing Garden
- Garage
- Large Driveway
- River Views/Access

UTILITIES

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

EPC - C

West Berkshire Council Tax Band – E

SITUATION

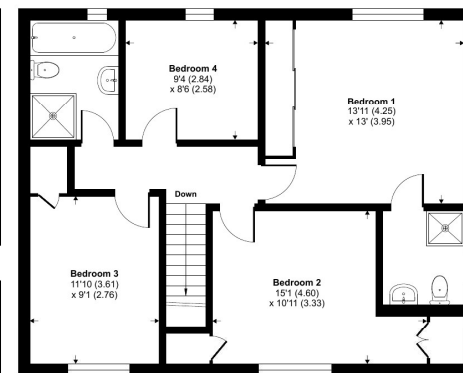
Norwood sits just 1 mile from the Newbury town, which offers plenty of countryside walks and access to the canal, as well as lots of local amenities. The Newbury train station is also a mile from the property, where you have direct access to London.

DIRECTIONS

What3words:///tent.hulk.estate



GROUND FLOOR



FIRST FLOOR

Kiln Road, Newbury, RG14

Approximate Area = 1376 sq ft / 127.8 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1540 sq ft / 143 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). © richrecom 2025. Produced for Winkworth. REF: 1277592

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.