



## 38 York Road, Newbury, RG14 7NJ

**A stunning three-bedroom home in the heart of Newbury, full of character and offering versatile living space, a utility room, and a superb garden office/workshop.**

As you enter the property, the beautifully presented living room is to your right. With its striking feature fireplace and large window, this is the perfect cosy space to relax and unwind.

The spacious kitchen/diner features charming quarry tiles and wooden cabinetry, offering plenty of room for both cooking and entertaining. From here, the garden room provides an ideal second reception or family room, with direct access to the rear garden. Completing the ground floor is a useful utility room.

Upstairs, there are two generous double bedrooms and a further single. Bedroom one enjoys lovely views over the garden and across Stroud Green, while the second bedroom includes built-in wardrobes. The family bathroom is finished to a high standard, boasting a claw-foot bath with shower over, solid oak flooring, and classic white tiling.

To the front, the property is set behind a gated, patioed garden. To the rear lies an exceptionally large garden designed for both relaxation and productivity. A patio area with a covered pergola is perfect for alfresco dining, while raised beds are currently arranged as a thriving vegetable patch alongside fruit trees. Towards the bottom of the garden, a gravelled area leads to a workshop with electricity and internet connectivity ideal as a home office, studio, or hobby space. The rest of the garden is mainly laid to lawn with attractive borders of flowers and mature shrubs, and there is also direct rear access onto the surrounding green.



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## AT A GLANCE

1160ft<sup>2</sup> / 107.7m<sup>2</sup>  
 Living Room  
 Kitchen Diner  
 Utility Room  
 Garden Room  
 Two Double Bedrooms  
 One Single Bedroom  
 Family Bathroom  
 Home Office/ Workshop  
 Large South Facing Garden  
 Characterful Features

## UTILITIES

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

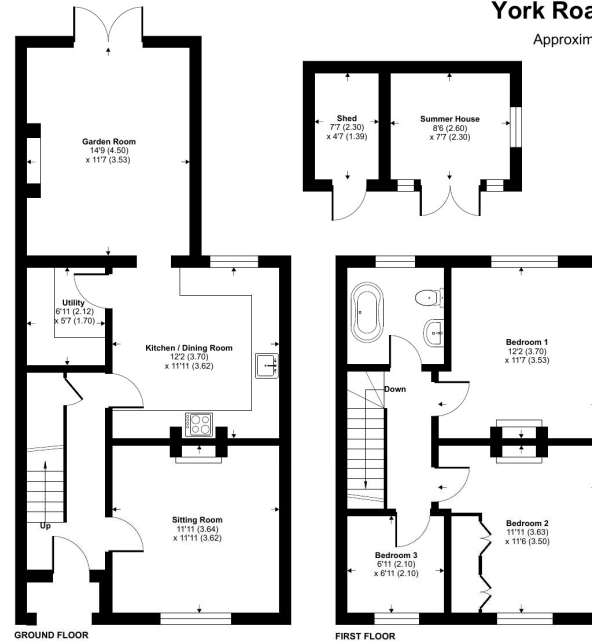
EPC - D  
 West Berkshire Council Tax Band – C

## DIRECTIONS

What3Words///grab.beard.donor

## York Road, Newbury, RG14

Approximate Area = 1062 sq ft / 98.6 sq m  
 Outbuilding = 98 sq ft / 9.1 sq m  
 Total = 1160 sq ft / 107.7 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). © richcom 2025. Produced for Winkworth. REF: 1340694

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## Newbury Office

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