



6 KILN DRIVE CURRIDGE NR NEWBURY BERKSHIRE RG18 9EG

Winkworth



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NEWBURY BERKSHIRE RG18 9EG

**A beautifully presented, five bedroom detached family house with an amazing 19ft x 16ft kitchen/dining/family space.**

The property is in catchment for the Downs School at Compton, within walking distance of the village primary school and pub.

From the moment you enter the house, you get a real feeling of light and space, with a double height reception hall, the kitchen breakfast room really is the heart of the home with plenty of space for cooking, eating and family living, which opens onto the conservatory.

The sitting room has French doors to the garden and a woodburning stove, perfect for cosying up on chilly winter evenings.

There is also a study, which is a good work space for those who work from home or for the children to do their homework.

The ground floor is completed by a cloakroom and utility.

On the first floor the master bedroom is almost 17 ft x 17 ft, with two double built in wardrobes and an ensuite bathroom. There are four further bedrooms and a family bathroom.

Outside the property has an integral double garage, off road parking and a private garden with access directly onto a bridleway, which is lovely for dog walking.



## AT A GLANCE

- 2039 Square feet/ 189 square metres
- Five bedrooms
- Two bathrooms
- Sitting room
- Study
- Cloakroom
- Open plan family kitchen
- Double garage
- Gardens

## UTILITIES

Mains water, electricity, and drainage.

LPG central heating.

Super fast FTTC and Gigaclear broadband available subject to connection.

West Berkshire Council Band F

EPC C

## DIRECTIONS

For sat Nav RG18 9EG. There is a board at the property.

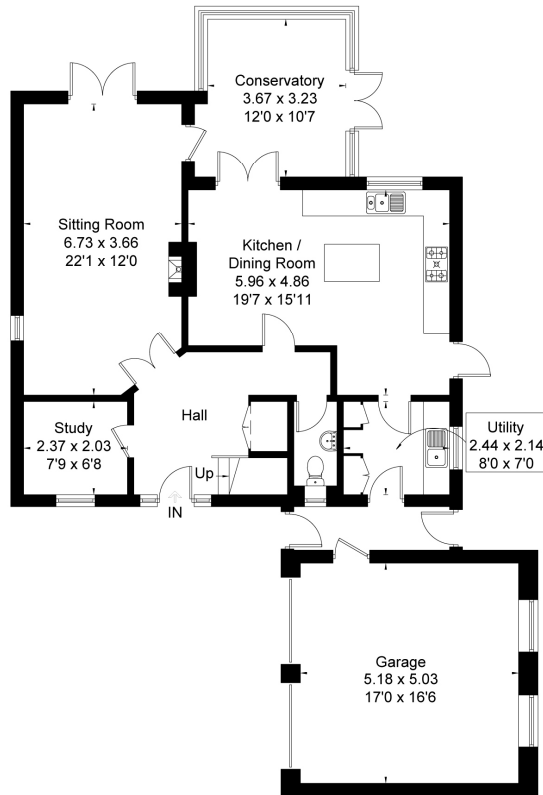
## SITUATION

The property is situated on a small cul de sac in the centre of the village. The village of Curridge is a vibrant community with good village school, excellent pub and village hall. The village has good access to a number of schools including Downs Secondary School (Catchment), Marlston House, Brockhurst, Bradfield College, Pangbourne College, Downe House School for girls and St Gabriels in Newbury.

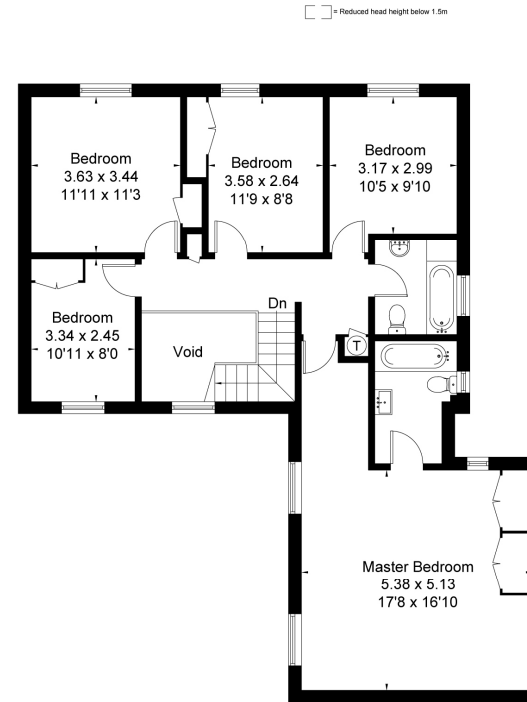
The town of Newbury with its comprehensive shopping, schooling and leisure facilities are about 6 miles to the south and the A34/M4 is easily accessible at junction 13.



Approximate Floor Area = 189.4 sq m / 2039 sq ft  
Garage = 25.8 sq m / 278 sq ft  
Total = 215.2 sq m / 2317 sq ft (Excluding Void)  
Limited Use Area = 2.7 sq m / 29 sq ft



Ground Floor



First Floor

## Newbury Office

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# Winkworth

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