



Rosyth Gardens, Newbury, Berkshire, RG14

£975,000 *Freehold*



****NO ONWARD CHAIN**** Rare and exceptional, this beautifully appointed family home is set within the highly regarded Rosyth Gardens, offering generous and versatile accommodation finished to an impressive and enduring specification throughout. Presented to the market for the first time in over 20 years, it represents a seldom-available opportunity in a location where homes of this calibre are rarely released.

This elegant property immediately commands attention. Beyond the front door, a dramatic central staircase rising beneath a statement chandelier delivers a sense of arrival more commonly associated with country houses, establishing scale, light and quiet grandeur that carries through the home. The entrance hall, kitchen and conservatory are finished with Porcelanosa tiling, providing a refined architectural backbone, while new carpets throughout add softness and immediate comfort.

The kitchen is both striking and assured in its design, fitted with sleek contemporary cabinetry, black granite work surfaces and integrated appliances including a dishwasher and fridge freezer. Arranged to support both refined everyday living and entertaining, it connects effortlessly with the adjoining reception spaces, reinforcing the home's sense of flow and proportion.

To the rear, a substantial conservatory has been conceived as a true all-year living space, complete with heating and air-conditioning and bespoke Thomas Sanderson blinds. Bathed in natural light and enjoying views across the gardens backing onto established woodland, it offers a rare combination of outlook, quietness privacy and year-round usability a space that materially enhances the way the house is lived in.

The home is further enhanced by a Systemline integrated audio system, with discreet built-in speakers serving the lounge, kitchen, fifth bedroom and main bathroom. The principal bathroom also features a built-in splash television, introducing a level of comfort and detail expected at this tier of the market. Chrome and brass light switches and carefully selected lighting reinforce the sense of considered, lasting quality throughout.

A fitted study provides an elegant and practical work-from-home environment with bespoke cabinetry. The accommodation comprises five well-proportioned double bedrooms, two with ensuite facilities, complemented by a further family bathroom an arrangement that supports both family life and hosting with ease.

Externally, the property occupies approximately 1/5th of an acre of mature, private gardens, with the woodland backdrop lending a sense of seclusion that is increasingly difficult to secure so close to the centre of town. A detached double garage completes the setting, and provision has been made for electric gates should a future owner wish to add them.

Only a 15-minute walk to the station and close to highly regarded private schools, this is a home of genuine scale and longevity, presented to the market only once in a generation.

KEY FEATURES

- 276m² / 2975ft²
- NO ONWARD CHAIN
- Dining Room
- Living Room
- Office
- Kitchen
- Very Generous Conservatory
- Utility Room
- Five Double Bedrooms
- Three Bathrooms
- Double Garage

Newbury

01635 552552 | newbury@winkworth.co.uk

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MATERIAL INFO

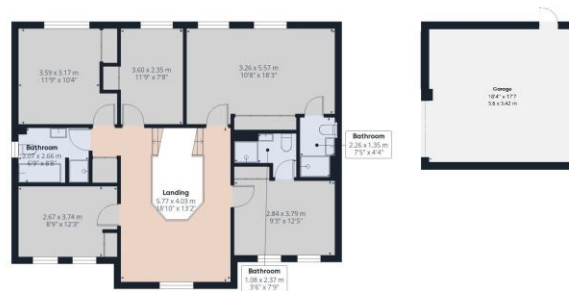
Tenure: Freehold
Council Tax Band: G
EPC rating: C

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.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
276.7 m²
2975 ft²

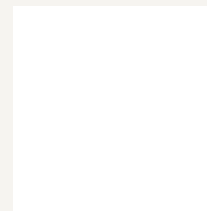
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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