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— SIMUL MOVERE —



FREEHOLD GUIDE PRICE

**£400,000**

**Barrycot**

Newbury RG14 2BA





Offered to the market with no onward chain, this handsome 1930s home offers mature gardens stretching 178 ft., complete with its own pond and access to a stream.

- 178 ft. mature garden
- Private road location
- Garage
- No onward chain
- Garden room
- Potential to extend (STPP)
- Pond in garden
- Access to stream



## SITUATION

The property is situated within walking distance of Newbury town centre, as well as being close to travel links. As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, in addition boasting a large park just minutes away from the town centre, Victoria Park, which is next to the canal with an impressive open space and excellent sport facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

## DESCRIPTION

This home offers spacious, flexible accommodation throughout, with the potential to modernise, improve and extend (STPP). The ground floor comprises an entrance porch, hallway, open plan living/diner, kitchen, and garden room. Upstairs, there are three bedrooms, with the master offering double built-in wardrobes and a family bathroom.







## OUTSIDE

Outside, the property boasts a driveway providing ample parking and a single garage, also with side access into the garden. The rear garden is 178 ft. and comprises a pond, mature shrubbery, vegetable patches and access to a stream at the bottom.

## SERVICES & MATERIAL INFORMATION

All mains services are connected.

Council tax band: C

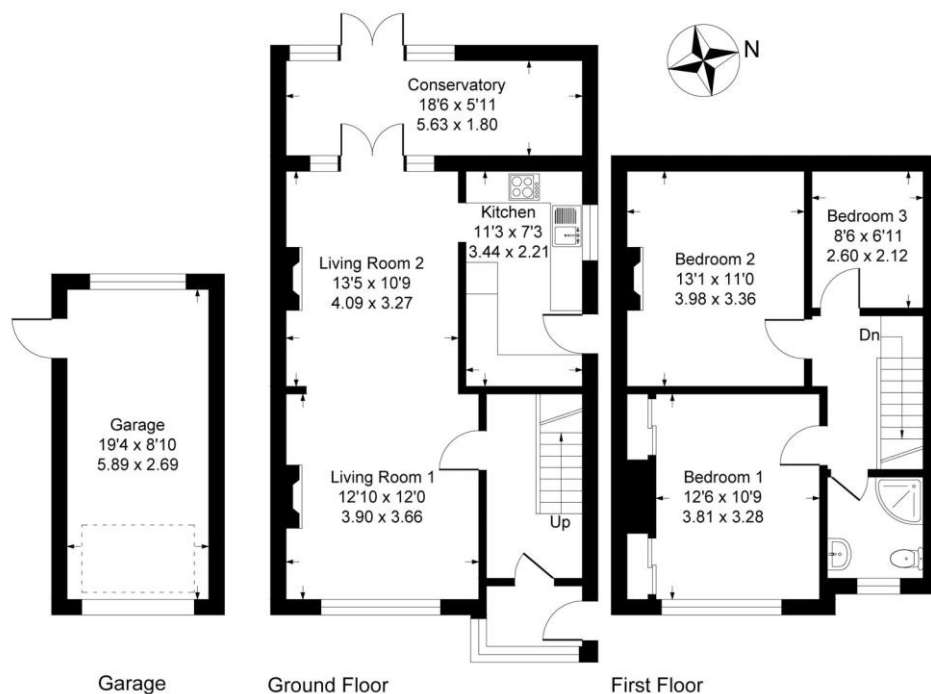
Energy efficiency rating: D





# Barrycot, RG14

Approximate Gross Internal Area  
120.1 sq m / 1294 sq ft  
(Including Garage)



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## DIRECTIONS

From the Robin Hood roundabout, proceed to Thatcham. Follow the road through the first set of traffic lights. Turn right before the Tesco supermarket and go right into the private road where Barrycot is situated on the left, towards the end of the road.



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