



Brunsdens  
ASSOCIATES 

15 Stoney Lane, Newbury, RG14 2NG

**Guide Price: £525,000 – Freehold**

**A beautifully presented detached 4 bedroom bungalow which has been extended to provide spacious family accommodation, situated to the north of Newbury (1,769 sq ft)**

**Entrance hall, sitting/dining room with feature fireplace and wooden flooring, conservatory, kitchen/breakfast room, master bedroom with built-in wardrobes & en-suite, two further bedrooms served by the family shower room. There is another reception room with its own hallway leading to bedroom three and an adjacent bathroom. Although incorporated into the main house the layout would make it ideal as a separate annex for a teenager or parent. Carport, large driveway with parking for several vehicles, well kept gardens**

#### **THE PROPERTY**

This spacious bungalow offers flexible, well presented accommodation comprising a wonderful kitchen/breakfast room with maple fronted kitchen units, spacious reception room with a Portland stone feature fireplace opening to the conservatory with double doors to the rear garden. There are four bedrooms with the master bedroom being en suite. The second reception room/study has an inner hallway leading to bedroom three and an adjacent bathroom which could serve as a separate annex.

#### **OUTSIDE**

The bungalow is approached via a paved driveway providing parking and leading to the double carport. The front garden is laid to lawn with mature shrubs and access to either side of the property. The rear garden has a large decked area with summerhouse and further paved patio leading to the lawn with raised flower beds and seating areas.

#### **LOCATION**

Newbury is a pretty market town which offers a comprehensive range of shopping, leisure and recreational facilities, direct rail links to London Paddington and has excellent road communications with easy access to the A4, A34 and M4 at junction 13.

#### **DIRECTIONS**

From Newbury head North on the A339 following the signs for the B4009, Hermitage. Once on this road proceed to the two mini-roundabouts and turn right onto Kiln Road. Proceed up the hill taking the second turning on the left into Stoney Lane. The property will be found after a short distance on the left hand side, easily identified by the Brunsdens Associates 'For Sale' board.

#### **COUNCIL TAX**

We have been informed by West Berkshire District Council that the property is in **Band E** with tax payable of **£1,981.54** for the period 2016/2017.

#### **SERVICES**

Mains water and electricity, mains drainage. Gas central heating.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdens Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdens.com](http://www.brunsdens.com) IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdens Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.







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Approximate Gross Internal Area  
164.4 sq m / 1769 sq ft (Excluding Carport)



Floorplans © 2016  
0845 614400 Ref: 163550  
This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Floor shown to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compare  
before making any  
decisions reliant upon them.