



**313 ANDOVER ROAD**  
Guide Price £1,175,000

**Carter Jonas**



## 313 ANDOVER ROAD NEWBURY RG20 0LN

- Newbury town and mainline station 2 miles
- M4 (J13) 8 miles
- A34 less than 1 mile
- London Paddington from Newbury in less than 1 hour

Porch · entrance hall · cloakroom · sitting room · dining room · study · fantastic kitchen/breakfast room with bi-fold doors to the garden · large utility · rear hall · 5 bedrooms, one with an ensuite · 2 bathrooms · flexible accommodation with potential annexe · large indoor swimming pool with shower room and plant room · single detached garage · private drive · attractive established rear garden which is very private and looks across fields · Energy Rating C

### SITUATION

313 Andover Road is situated in a very popular residential area on the south side of the town. This has always been a sought after location for families, due to the proximity of good local schools. The property is in the catchment area for Falkland Primary School, considered to be the most highly respected school in Newbury. From the house it is a short drive to a range of local amenities and the extensive facilities offered by Newbury town are easily accessible. The property is extremely well situated, with convenient links to the A34 and M4 and south to the M3. Newbury town offers a good selection of shops and supermarkets. There is a wide range of restaurants, cafes and bars with leisure facilities including Newbury Racecourse, the attractive Kennet & Avon Canal, Vue Cinema, Corn Exchange and Watermill Theatre. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays.

### DESCRIPTION

313 Andover Road is a detached character home. There are five bedrooms, one with an ensuite plus two further bathrooms. On one side of the house a staircase provides access to three bedrooms and two bathrooms.

**AN ATTRACTIVE AND INDIVIDUAL DETACHED 5-BEDROOM HOUSE, WITH ANNEXE POTENTIAL, TOGETHER WITH A PRIVATE GARDEN, INDOOR SWIMMING POOL AND SITUATED IN THIS POPULAR RESIDENTIAL AREA ON THE SOUTH SIDE OF THE TOWN.**



A second staircase leads to two further rooms plus shower room, offering the potential for a separate annexe. The current vendors have created a wonderful large kitchen diner with an extensive range of modern appliances, underfloor heating, a central island and dining area. Bifold doors provide direct access to the rear terrace and garden. The ground floor accommodation is completed by two reception rooms, a study, a cloakroom and a large utility room.

## OUTSIDE

A feature of the property is the 10m indoor heated swimming pool which is in very good order and used daily. The pool has a shower room, an electric cover and a separate plant room. The house is approached by a gravel drive which provides off-road parking for several cars, access to the property and to the large single detached garage. Directly behind the property is a terrace providing a space for outside entertaining and dining. Beyond this there is an area of lawn with borders containing shrubs and plants and a further secluded circular seating area. Generally the garden is very private. It has an open south aspect and has views across fields. There is a good-sized greenhouse. In total the plot measures 0.3 acres.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, septic tank drainage, gas fired central heating. Solar panels are fitted to the roof of the swimming pool and the property and generate a peak output power of 11 kW.

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band G

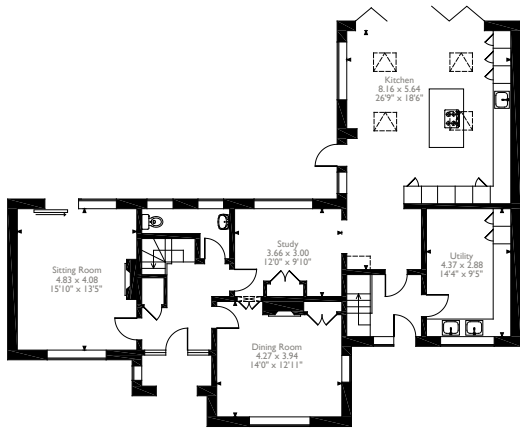
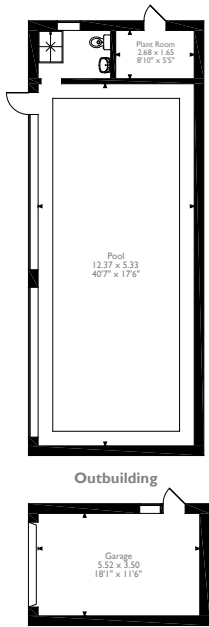
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 0LN

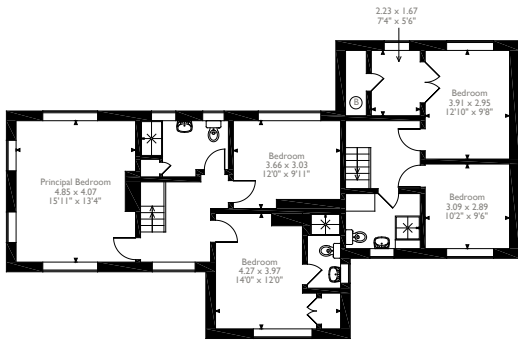




313 Andover Road, Newbury  
Approximate Gross Internal Area  
Main House = 228 Sq M/2454 Sq Ft  
Outbuilding/Garage = 95 Sq M/1023 Sq Ft  
Total = 323 Sq M/3477 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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