



**ARNISTON**

Guide Price: £650,000

**Carter Jonas**

## **ARNISTON, MANOR LANE, NEWBURY, RG14 2QT**

- Newbury town and mainline station within easy reach
- Good road links to M4 (J13) and A34

Existing detached property offering 3 reception rooms • 3 bedrooms with a principal bedroom and en suite • ground floor cloakroom/boiler room • utility room • family bathroom • impressive rear gardens to a westerly direction with outline planning permission for a separate detached dwelling (there is currently a detached garage in this location) the new property would benefit from private parking • westerly facing gardens • Energy Rating D

### **SITUATION**

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### **DESCRIPTION**

This well presented detached family house benefits from outline planning permission for a detached residential dwelling next to the existing property and located where the detached garage is currently situated. For more information please see West Berkshire website ref: 22/02919/OUT. The existing property is impressive offering a detached chalet style home benefitting from extensive living accommodation with a modern and luxurious fitted kitchen/dining room at the rear and also benefitting from living room, snug and office with ground floor cloakroom/boiler room. Upstairs the feeling of light, space and quality continues with an impressive landing area with space for furniture which gives access to a generous principal bedroom with en suite shower room and 2 additional bedrooms.

**AN EXCELLENT OPPORTUNITY TO ACQUIRE AN IMPRESSIVE DETACHED FAMILY HOUSE WITH A BUILDING PLOT WITHIN THE GARDEN WITH OUTLINE PLANNING FOR A SEPARATE DETACHED DWELLING. THE PROPERTY IS WELL LOCATED DOWN A GRAVEL TRACK IN A QUIET AREA OF NEWBURY. A RARE INVESTMENT OPPORTUNITY.**



## OUTSIDE

The property benefits from extensive gardens to a westerly direction. Outline planning permission has been granted for an additional detached dwelling to the side of this property where the detached double garage is currently situated. The new property will offer generous family accommodation with private parking and gardens in a superb location, more information can be found at West Berkshire Council ref: 22/02919/OUT.

Please contact Andrew Maddock at the Carter Jonas Newbury office for further details if required.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected to the existing property.

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

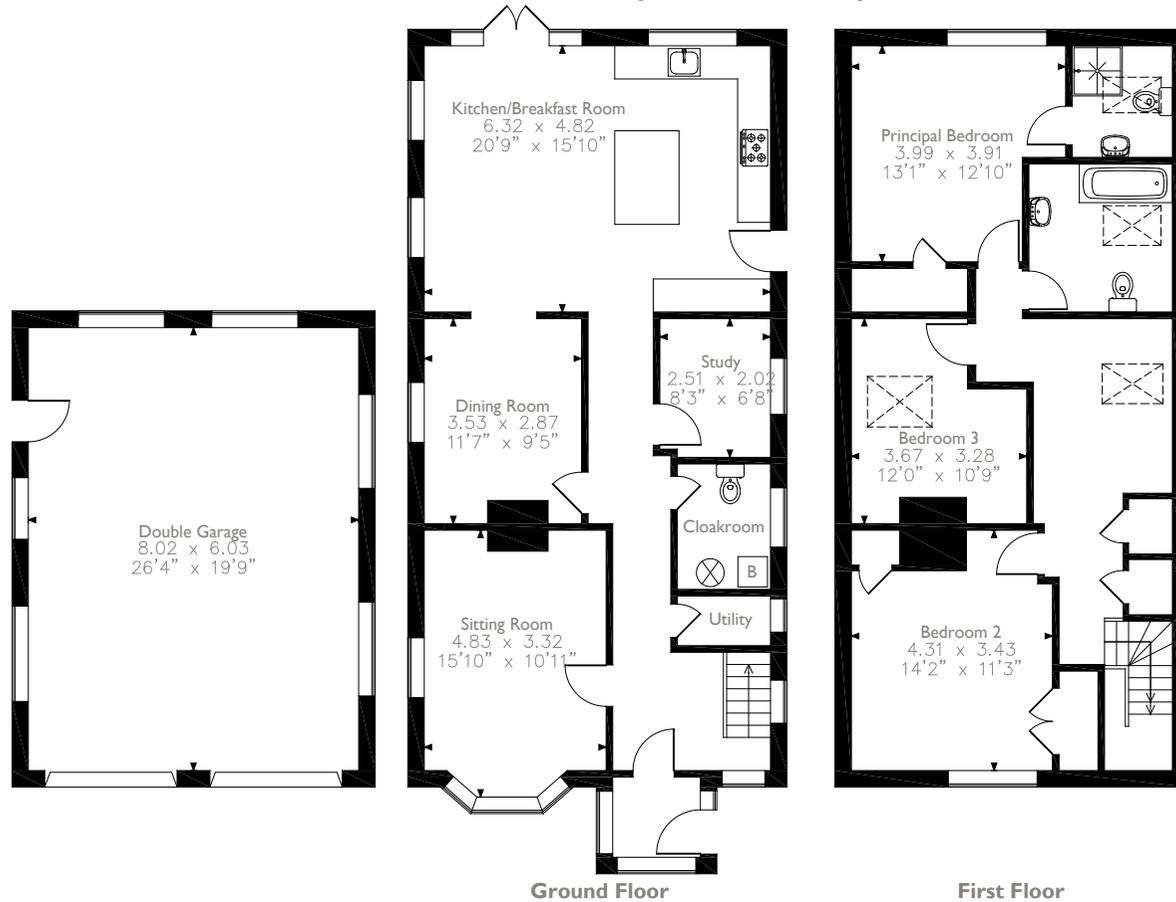
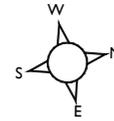
**Council Tax:** Band D

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

**Directions:** Please use post code RG14 2QT. At the easterly end of Turnpike Road see the turning for Manor Lane adjacent to the gravel track. Take the gravel track to the end and Arniston is the fifth and last house in the road.



Arniston, Manor Lane, Newbury  
 Approximate Gross Internal Area  
 Main House = 160 Sq M/1728 Sq Ft  
 Double Garage = 48 Sq M/517 Sq Ft  
 Total = 208 Sq M/2245 Sq Ft



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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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