



**83 ROUNDFIELD**

£765,000

**Carter Jonas**



## 83 ROUNDFIELD UPPER BUCKLEBURY RG7 6RB

- Newbury town and mainline station 4 miles  
- M4 (J13) and A34 2 miles

High quality newly built detached house offering over 2,100 sq.ft of beautifully finished accommodation · impressive kitchen/living space with bifold doors giving views and access to the garden · 5 bedrooms including a principal bedroom with ensuite shower room · family bathroom · double-glazing · generous driveway · impressive 100' rear garden · electric car charging point · external spotlighting · Council Tax Band F · Energy Rating B

### SITUATION

Upper Bucklebury is a well-regarded village about 1.7 miles north of Thatcham and 4 miles to the north east of Newbury. There is an active community here and within the village there is a pub/restaurant, primary school, church with hall and village hall. The village is surrounded by lovely countryside, much of it wooded and in the ownership of the Bucklebury estate.

### DESCRIPTION

This newly built attractive detached house offers good quality and extremely spacious accommodation. The entrance hall gives access to a cloakroom and storage under the turned staircase. There is a fantastic kitchen/family room, an impressive area giving a great space for the family to gather and relax with bifold doors giving views and access to the rear patio and down the garden. The kitchen is a particular feature with built in appliances, breakfast bar and excellent storage. To the first floor there are 4 bedrooms, including a principal bedroom with high quality ensuite and a family bathroom. The accommodation continues to the 2nd floor with a large 5th bedroom and additional ensuite, great for guests or children.

**AN IMPRESSIVE DETACHED HOUSE NEWLY BUILT TO AN EXTREMELY HIGH STANDARD WELL LOCATED IN THIS DESIRABLE VILLAGE. THE PROPERTY BENEFITS FROM AN IMPRESSIVE KITCHEN LIVING SPACE AND OVER 2,100 SQ.FT WITH 5 BEDROOMS INCLUDING AN ENSUITE MAIN BEDROOM AND IMPRESSIVE TOP FLOOR 5TH BEDROOM SUITE. AVAILABLE CHAIN FREE.**



## OUTSIDE

The property benefits from good parking and side access leading to an impressive 100' rear garden, there is also a smart patio leading from the back of the house via bifold doors.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, central heating via air source heat pump

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

**Council Tax:** Band F

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

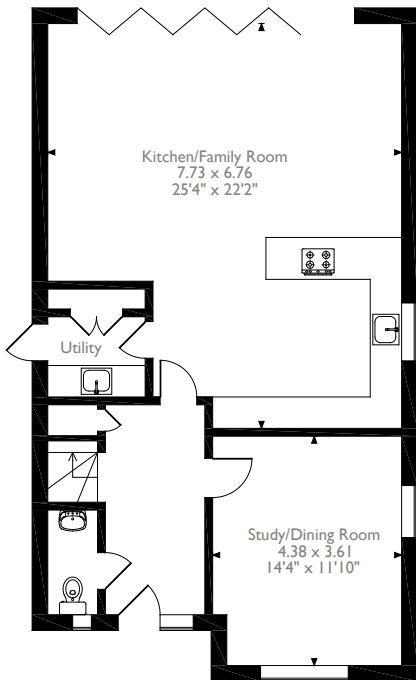
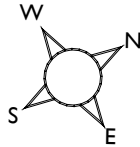
**Directions:** Please use post code RG7 6RB



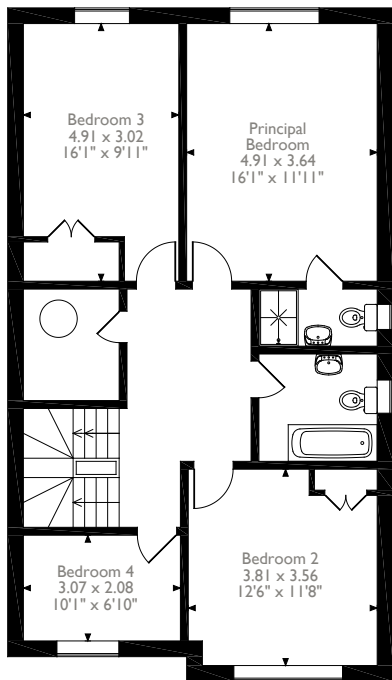
# Roundfield, Upper Bucklebury, Reading

## Approximate Gross Internal Area

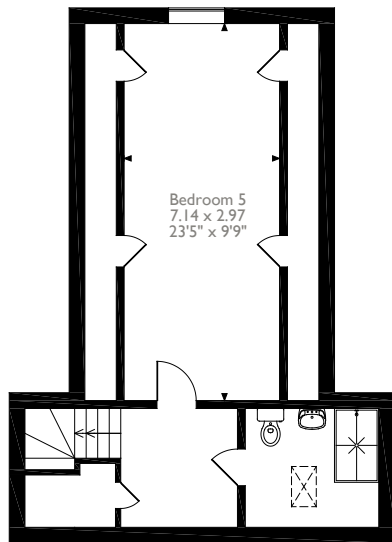
### 198 Sq M/2131 Sq Ft



Ground Floor



First Floor



Second 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	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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