



54 Berkeley Road, Newbury, Berkshire, RG14 5JG

Freehold

Guide Price **£400,000**

 **jones robinson**
— SIMUL MOVERE —



An exquisite period home offering seamless modern living just moments from Newbury town centre and the railway station. Boasting stunning character features and a south-facing garden, this exceptional property sits proudly within the coveted St Bartholomew's School catchment.

- Moments' walk to the High Street
- Close to the railway station
- Living room with log burner
- Immaculate condition throughout
- South-facing garden
- Potential to create a driveway
- Potential to extend / convert loft (STPP)
- St Bartholomew's School catchment

SITUATION

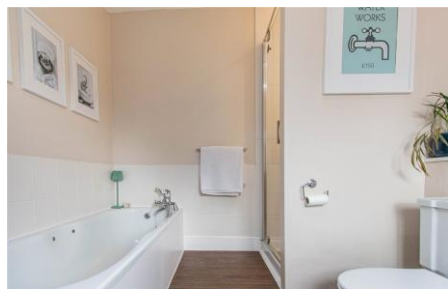
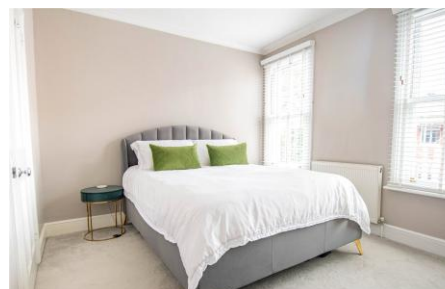
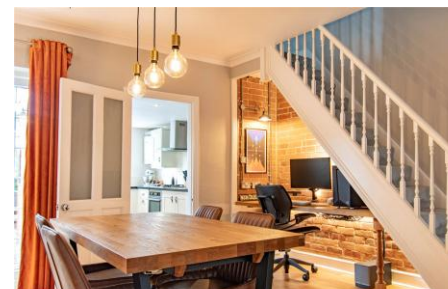
54 Berkeley Road occupies a prime position in central Newbury, placing the town's finest amenities virtually on your doorstep. A brief walk brings you to the vibrant High Street, Northbrook Street, and Parkway Shopping centre, surrounded by an eclectic mix of independent boutiques, waterside pubs, stylish cocktail bars, and renowned local restaurants. Commuters are perfectly catered for with Newbury mainline railway station nearby, offering direct high speed services to London Paddington in roughly 40 minutes. Scenic weekends are easily spent strolling or cycling along the picturesque Kennet & Avon Canal, while families will benefit from the home falling within the highly prized catchment area for the prestigious St. Bartholomew's School.

DESCRIPTION

A truly exceptional period residence located in the heart of Newbury, meticulously finished to an exceptionally high standard throughout. The property seamlessly blends original period charm with stylish, modern living.

Upon entering, you are welcomed by a bright hallway featuring elegant wooden flooring that leads into a spacious bay-fronted living room, complete with a character feature fireplace and picture rails. An open-plan layout flows effortlessly into the formal dining area—an ideal space for entertaining—which also offers a clever study nook under the stairs. To the rear, the beautifully appointed kitchen features sleek, dual-tone units, granite-look work surfaces, integrated appliances, and direct garden access.

Upstairs, the first floor boasts two generous double bedrooms, including an impressive primary bedroom spanning the full width of the front of the home with twin sash windows. The luxurious, fully tiled family bathroom offers a four-piece suite, including a freestanding deep-soaker bathtub and a separate glass-enclosed shower.



OUTSIDE

The property boasts fantastic curb appeal with a classic red-brick façade, an attractive bay front, and a low-maintenance front courtyard bounded by a manicured hedge and gate.

To the rear, the south-facing garden is a private oasis designed for outdoor living and alfresco dining. Featuring a neatly laid lawn, a paved brick patio, and mature tree borders framed by panel fencing, it offers a wonderfully quiet retreat. There is the option to create a driveway at the rear of the property, as neighbours have done, which is accessed via a track. At present the property enjoys on-road permit parking.

SERVICES & MATERIAL INFORMATION

All mains services are connected including gas.

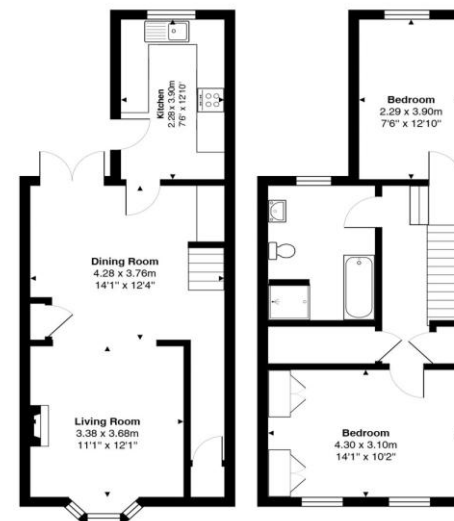
EPC rating: D

Council tax band: C

What3Words: sorry.dart.figure



54 Berkeley Road



Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only

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