

8 Springfield Lane, Newbury, RG14 7SU

Freehold

Guide Price **£300,000**

jones robinson

SIMUL MOVERE



A charming character cottage offering excellent potential, set within a generous plot close to the open landscapes of Greenham Common. Offered to the market with no onward chain, this appealing property benefits from two reception rooms, a modern kitchen, a garage and a spacious driveway. The property also presents an exciting opportunity for a purchaser to personalise and complete the home to their own taste, with potential for further extension, subject to the necessary planning permissions.

- Charming Character Cottage
- Generous Plot
- Spacious Driveway
- Detached Garage
- Two Reception Rooms
- Modern Kitchen
- Period Charm and Character
- Potential to Create an En-suite
- Potential for Extension, Subject to Planning Permission
- Offered with No Onward Chain

SITUATION

Newbury is a popular market town offering a blend of historic charm, excellent amenities and beautiful surrounding countryside. With a variety of shops, restaurants, leisure facilities and convenient transport links via the A34, M4 and rail services to London, it is an attractive location for both commuters and those seeking a balance of town and country living.

DESCRIPTION

Combining traditional cottage charm with exciting potential, this appealing property boasts an attractive brick exterior, welcoming proportions and an abundance of character. Some internal finishing work is required, presenting an excellent opportunity for a new owner to personalise the interiors and create a home tailored to their own taste. The ground floor comprises two reception rooms, offering versatile space for both everyday living and entertaining, alongside a modern kitchen providing a practical and contemporary feature.

Upstairs, the bedrooms offer comfortable accommodation, with further scope to enhance the layout and maximise the available space. There is also potential to create an en-suite, subject to feasibility. With thoughtful improvements and the completion of the remaining finishing work, this charming cottage offers an exciting opportunity for buyers seeking a characterful home with plenty of scope to make it their own.



















OUTSIDE

Externally, the generous plot is a particularly appealing feature, with a large driveway providing ample off-road parking, complemented by a garage offering additional storage or practical utility. The outdoor space provides an opportunity to enjoy the garden as it stands, while the overall plot may offer scope for future extension, subject to the necessary planning permissions and consents. Ideally situated close to Greenham Common, the property is well positioned for those who value open spaces and outdoor pursuits. Combining traditional cottage character with generous outdoor space and exciting potential for further enhancement, this appealing home is offered with the added benefit of no onward chain, presenting an excellent opportunity for buyers seeking a property they can personalise and make their own.

SERVICES & MATERIAL INFORMATION

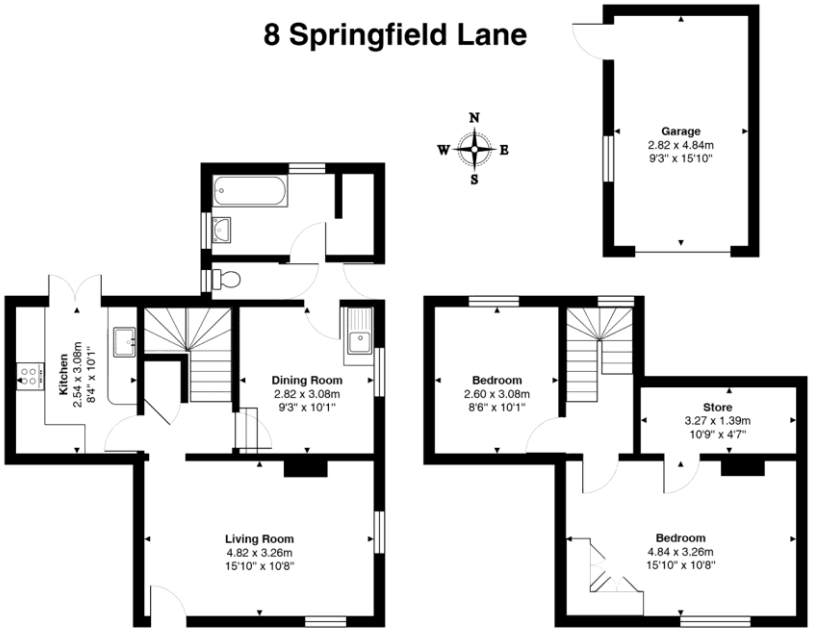
Mains services are connected including gas.

Council Tax Band: C

EPC Rating: TBC

What3words: wallet.hung.critic





Total Area: 96.9 m² ... 1043 ft²

All measurements are approximate and for display purposes only

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £431.34 per referral (based on total referrals across all Jones Robinson offices in 2025). Our recommended mortgage provider is FirstXtra. For referrals to our recommended conveyancing firms, the average referral fee is £434.21 for Live Conveyancing or £125 for Angel Wilkins per referral (based on total referrals across all Jones Robinson offices in 2025). Contractors including EPC providers – the amount we receive varies depending on the contractor, however our average fee is £22 per referral, based on total referrals in 2025. Full details of our referral fees are listed on our website.

Jones Robinson
118 Bartholomew Street
Newbury
RG14 5DT
01635 35010
sales@jonesrobinson.co.uk www.jonesrobinson.co.uk

Scan here to use our home buying app

jones robinson
SIMUL MOVERE