

2 Meldrum Close, Newbury, Berkshire, RG14 6SL

Freehold

Guide Price **£550,000**

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SIMUL MOVERE



NO ONWARD CHAIN
A beautifully renovated and extended four- bedroom family home enjoying a spacious kitchen / living / dining room within Falkland and Park House catchment.

- No onward chain
- Spacious open plan kitchen / living / diner
- Good school catchments
- Garage
- Driveway for multiple vehicles
- Generous rear garden
- Walking distance to open countryside
- Potential to extend further (STPP)
- Peaceful cul-de-sac location

SITUATION

Wash Common benefits from having two mini supermarkets and a public house and falls within the popular catchment area for Falkland and Park House schools. As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

The property opens into a bright entrance hallway leading through to a cosy and beautifully presented front lounge, complete with a bespoke integrated media wall and built-in display lighting. Modern double doors connect the lounge to a spectacular open-plan kitchen, dining and family area, creating the true heart of the home.
Finished with elegant herringbone flooring and recessed ceiling spotlights, this light-filled space features a contemporary kitchen with integrated high-level ovens, gas hob and central island with breakfast bar seating. Sliding patio doors provide direct access to the garden, creating a wonderful connection between the indoor and outdoor spaces.
The ground floor also benefits from a dedicated utility room with laundry facilities and a modern cloakroom. Upstairs, there are four generous bedrooms, including an impressive main bedroom with built-in storage and ample space for additional furniture or a home-working area.
The bedrooms are served by a stunning luxury family bathroom, featuring a classic freestanding roll-top bath, separate glass-enclosed shower with distinctive pink tiling, stylish vanity storage and contemporary fittings.











OUTSIDE

To the front, the property benefits from a spacious block-paved driveway providing ample off-street parking for multiple vehicles, alongside a neatly maintained lawn and access to the integral garage.
To the rear, the private and fully enclosed garden is designed for both relaxation and entertaining, with a low-maintenance gravelled patio providing an ideal space for outdoor dining, together with a lawn bordered by timber fencing.

SERVICES & MATERIAL INFORMATION

All mains services connected. The property operates on gas central heating.
EPC rating: D
Council tax band: E

What3words: laser.impose.shelf



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Total Area: 145.4 m² ... 1565 ft²

All measurements are approximate and for display purposes only

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

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