



SUN HILL BATH ROAD SPEEN NEWBURY RG14 1RG

Winkworth



## SUN HILL

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**A beautifully proportioned and stylish Victorian house on the western edge of Newbury with great commuter corridors and fantastic countryside walks on the doorstep.**

The property has all the features one would expect of a house of this period including high ceilings, picture rails, deep skirting's and architraves and has had considerable modernisation work undertaken, especially to the ground floor.

The house is accessed via an impressive reception hall with the original staircase and Victorian style encaustic tiled flooring. At the front of the house is an impressive sitting/ dining room with woodburner for those chilly winter evenings and handmade bookshelves.

The downstairs bedroom is dual aspect and very generous in size. At the rear of the house is a refitted kitchen/breakfast room, which is very in keeping with the period.

The ground floor is completed by a cloakroom, utility and pantry/small cellar.

On the first floor there are four double bedrooms and two bathrooms, one being Jack and Jill.

The house is set in generous walled gardens, with the rear facing west, perfect for catching the evening sun. There are a range of useful brick outbuildings, perfect for storage. There is also a recently renovated office space with views of the stunning gardens.

There is ample off road parking to the rear of the house and to the front, a large gravel driveway for multiple vehicles alongside an electric charging point.

You can access the M4 within minutes but have the benefit of being within a peaceful location with plenty of remote walks on your doorstep.

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## AT A GLANCE

- 2261 Square feet/ 209.8 square metres
- Five bedrooms
- Two bathrooms
- Sitting/ dining room
- Kitchen/breakfast room
- Utility
- Pantry/small cellar
- Cloakroom
- Solar Panels to roof

## UTILITIES

The property is connected to all mains and operates on air source heating also benefitting from solar panels.

There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

EPC - C (issued prior to recent works)  
West Berkshire Council Tax Band - F

## DIRECTIONS

[What3words///star.foster.react](https://www.what3words.com/star/foster.react)

## SITUATION

The property is in Speen, just to the west of Newbury town centre. There is a pub hotel nearby and a shop. Beautiful country walks can be found close by. Newbury has comprehensive shopping, schooling and leisure facilities and a main line railway station to London Paddington in under an hour.





## Bath Road, Speen, Newbury, RG14

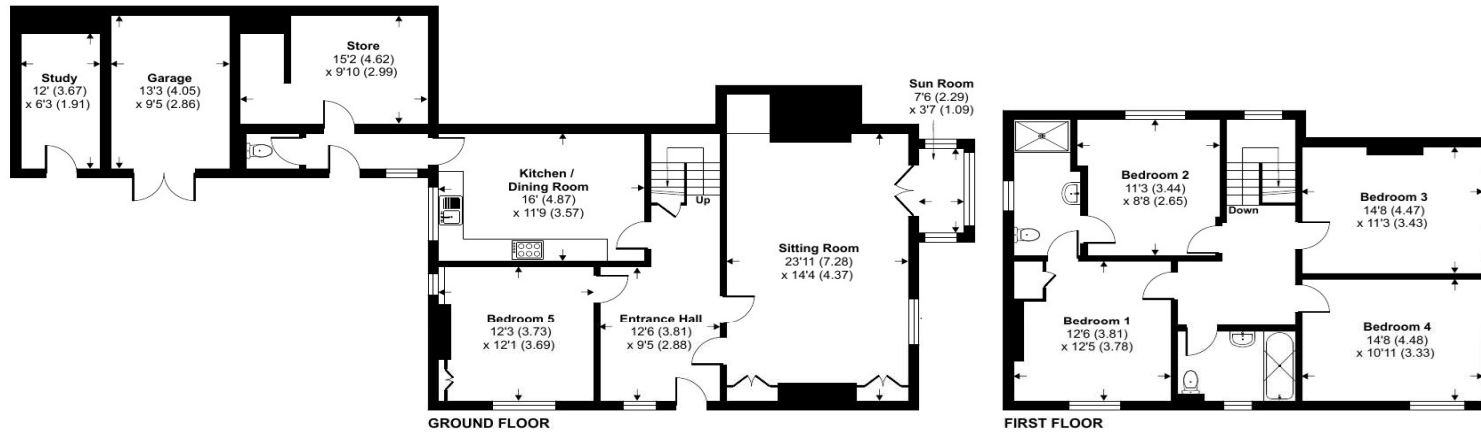
Approximate Area = 2048 sq ft / 190.2 sq m

Garage = 128 sq ft / 11.8 sq m

Study = 85 sq ft / 7.8 sq m

Total = 2261 sq ft / 209.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Winkworth. REF: 1184585



### Newbury Office

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