



66 KILN ROAD NEWBURY RG14 2LS

****NO ONWARD CHAIN**** A fantastic four bedroom detached family home spanning across 3000ft² close to the Newbury town centre, offering a double garage, SOUTH FACING wrap around garden and PLANNING CONSENT for an external studio.

The ground floor comprises of an open entry hall, two sizeable studies and a cloakroom. The living room is generous in size and features a beautiful open fireplace and access onto the rear garden. The kitchen is open with the dining area and also provides access onto the garden.

To the first floor are three double bedrooms. The master benefits from a generous ensuite with bath. Bedrooms two and three offer built in storage. The stunning family bathroom houses a free standing bath and walk in shower with neutral tiling.

To the second floor is a 26 ft bedroom with views across the Newbury countryside. The ensuite has grey tiling and a bath.

To the front of the property is the gated gravel driveway with a double garage. There is space for multiple vehicles. To the rear is a fantastic south facing wrap around garden. There is a covered patioed area overlooking the beautiful green. The garden is mainly laid to lawn with flowerbeds bordering the boundaries. There is also planning consent held for an external studio/garden room 5m x 4.2m .



Winkworth

AT A GLANCE

- 2942ft² / 273 m²
- Living Room with Fire Place
- Large Kitchen Diner
- Two Studys
- Cloakroom
- Four Double Bedrooms
- Three Bathrooms
- South Facing Garden
- Double Garage
- NO ONWARD CHAIN

UTILITIES

The property is connected to all mains and operates on gas central heating. There are no mobile coverage issues and there is Ultrafast Broadband available in the area.

EPC - C
West Berkshire Council Tax Band - D

DIRECTIONS

[What3words//frames.caring.linked](https://www.what3words.com/frames.caring.linked)

Kiln Road, Newbury, RG14

Approximate Area = 2610 sq ft / 242.4 sq m
Garage = 332 sq ft / 30.8 sq m
Total = 2942 sq ft / 273.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Winkworth. REF: 1244500

Winkworth



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT
01635 552552 | newbury@winkworth.co.uk

[winkworth.co.uk/newbury](https://www.winkworth.co.uk/newbury)

Winkworth

See things differently.