



15 PEAR TREE LANE

NEWBURY RG14 2LU

A charming period cottage boasting a large corner plot, located on the north side of Newbury.

This well-presented property offers generous living space along with a range of appealing features, including gas central heating, a dedicated home office and a detached garage.

The ground floor comprises a kitchen/breakfast room, a welcoming sitting room with a log burner, a conservatory used as a dining area, a utility room with a stable door opening onto the garden, and a shower room.

Upstairs, there are two spacious double bedrooms and a family bathroom.

Outside, the impressive rear garden is mainly laid to lawn, bordered by mature trees and hedges. Additional highlights are the fully powered home office, a detached garage, and a stoned driveway with further parking available beyond the gate at the front of the property.



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AT A GLANCE

- Kitchen
- Living Room
- Dining Room
- Utility Room
- Two Double Bedrooms
- Family Bathroom
- Corner Plot
- Garden
- Garage
- Driveway Parking

UTILITIES

All mains services are connected. The property operates on gas-fired central heating and has both double and single glazing throughout. There is Ultrafast Broadband available in the area. Some mobile providers offer limited cover so please check availability.

EPC - D
Basingstoke And Deane Council Tax Band - C

DIRECTIONS

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Pear Tree Lane, Newbury, RG14

Approximate Area = 957 sq ft / 88.9 sq m
Garage = 219 sq ft / 20.3 sq m
Outbuilding = 112 sq ft / 10.4 sq m
Total = 1288 sq ft / 119.6 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). © richcom 2024. Produced for Winkworth. REF: 1209213

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