



8 HAYSOM'S DRIVE NEWBURY RG19 8EY

Winkworth



A beautifully presented, detached, family home, conveniently located on the south side of Newbury and in catchment for Park House School.

The property offers all the accommodation a growing family could need and is accessed via a generous central reception hall, off which all the man rooms lead and a cloakroom.

The sitting room is to the rear of the house, with French doors to the garden, at the front of the house, either side of the hall are a dining room and good sized family room.

The kitchen/breakfast room also overlooks the garden, perfect for keeping an eye on younger children and the ground floor is completed by a useful utility room.

On the first floor there is a main bedroom with ensuite, guest bedroom with ensuite, three further double bedrooms, served by a family bathroom.

Outside there is off road parking to the side of the house with plenty of space for several vehicles. This leads to a double sized garage with one garage door.

The rear garden is part walled and faces roughly south making a bright and sunny place to spend time.

There is Ultrafast broadband available in the area. There are no known mobile coverage issues.



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AT A GLANCE

1881 Square feet/ 175 square metres

Five double bedrooms

Three bath/ shower rooms

Sitting room

Dining room

Family room

Kitchen/breakfast room

Utility

Cloakroom

Garage

Parking

South facing garden

UTILITIES

Mains water, electricity, gas and drainage.

Gas fired central heating.

West Berkshire Council Band G

EPC C

Agents Note: There is a service charge of £205 PA, to cover maintenance of the communal parts of this development. Payable to Henwick Properties.

DIRECTIONS

For sat nav RG19 8EY.

What Three Words//

Smug.Accent.Woof

SITUATION

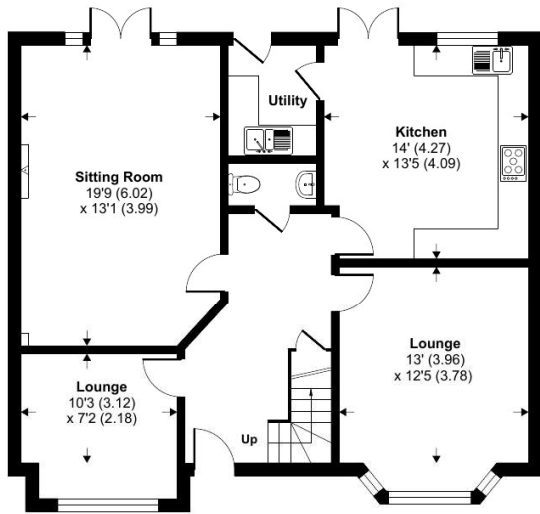
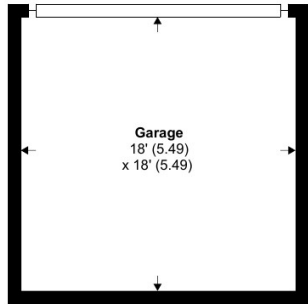
The property is situated in a no through road, of similar family homes, on the south side of Newbury.

Greenham Common is nearby offering hundreds of acres of

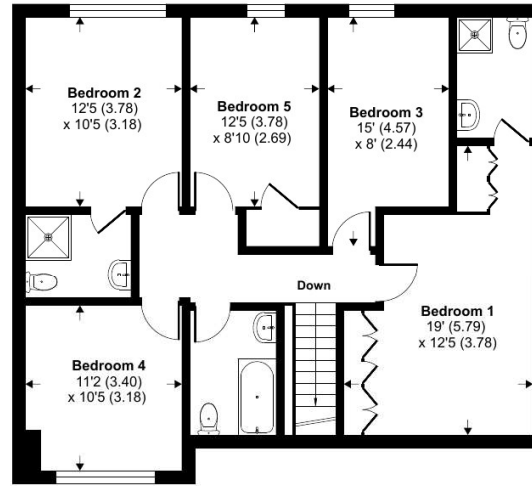


Haysoms Drive, Greenham, Thatcham, RG19

Approximate Area = 1881 sq ft / 175 sq m
Garage = 324 sq ft / 30 sq m
Total = 2205 sq ft / 205 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2022. Produced for Winkworth. REF: 828791

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See things differently.