



5 Oaken Grove Newbury Berkshire RG14 6DX



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**Guide Price £499,950 Freehold**

An attractive and character 1950s home that has been vastly improved by the present owners. Located on a sought-after and quiet road that is within easy walking distance to the John Rankin and St Barts schools. There are also plenty of countryside walks close by plus the town centre is just over a mile away. The property has been recently renovated. The accommodation consists of an entrance hall, cloakroom, living room with fabulous kitchen/ dining room leading to a newly built garden room, three bedrooms, and family bathroom. Benefits include well-landscaped front and rear gardens, ample driveway parking to the front and side of the property with permission to build a garage, and scope for further extension. UPVC double glazing and gas central heating.

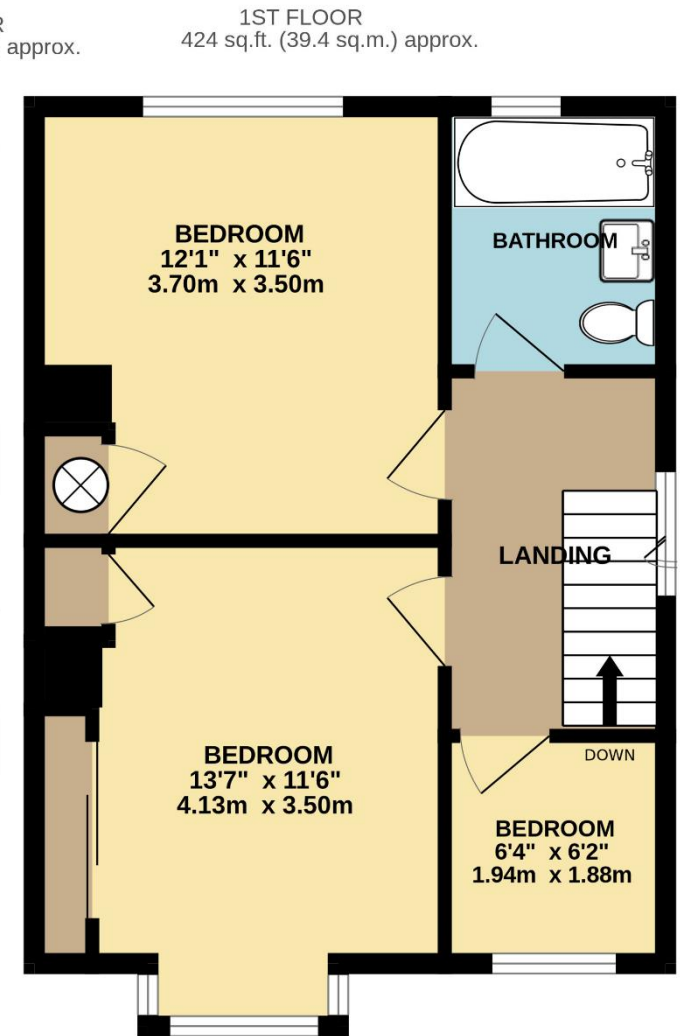
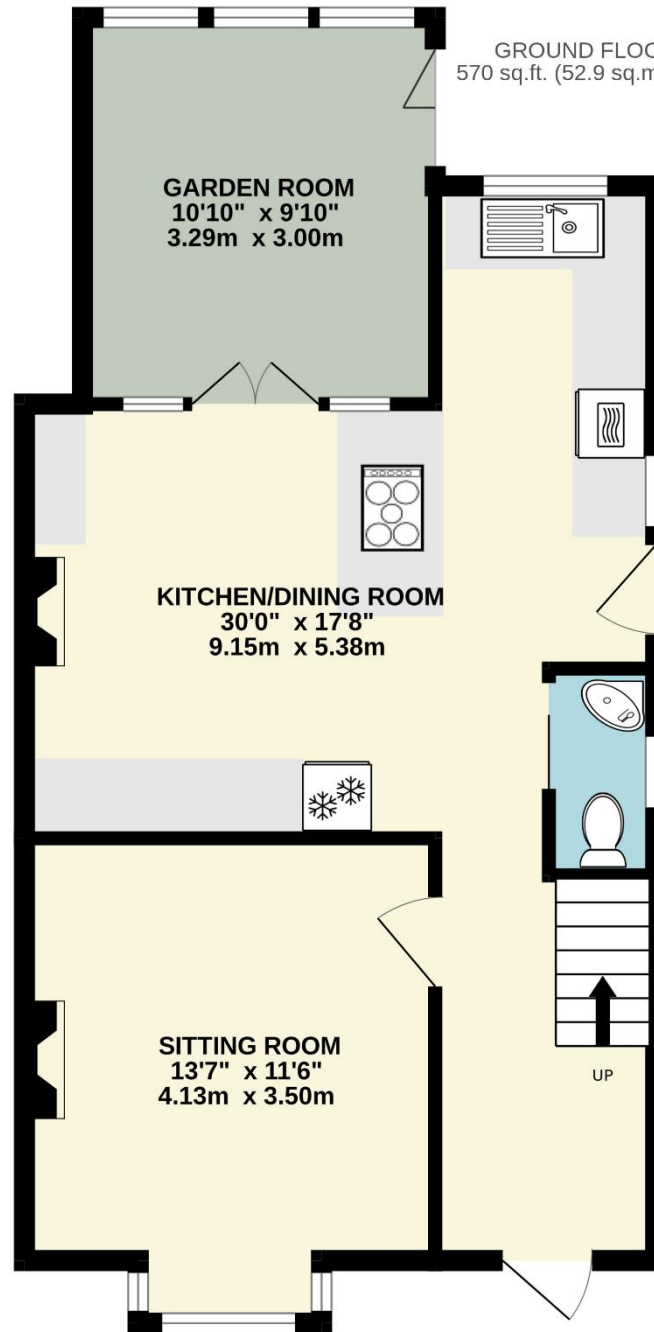
**An Internal Viewing is Highly Recommended**

**Directions From Newbury town centre proceed out of Bartholomew Street and over the bridge taking the turning right at the traffic lights into Pound Street. This continues into Enborne Road. Take the second turning left into Buckingham Road. Take the first right onto Fifth Road. Proceed right to the bottom of this road and Oaken Grove will be found bearing left and the property will be found on the right.**



**Council Tax Band: D    £2173.01 pa**  
**Nearest Bus stop: Valley Road (0.1km)**  
**Nearest Train Station: Newbury (1.4km)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures, or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).



