



Moon Acres

Tydehams, Newbury, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive five-bedroom detached house in a sought-after location on the outskirts of Newbury

An attractive and well appointed family home offering over 2,000 square feet of spacious, light filled accommodation over two floors, situated in a private and desirable setting with excellent access to amenities and transport links.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



0.51 ACRES



FREEHOLD



EDGE OF TOWN



2,183 SQ FT



**GUIDE PRICE
£1,800,000**

The property

Moon Acres is a fantastic family house in one of Newbury's most prestigious residential leafy no-through roads. The house was built about 100 years ago with a characteristic nod to the Arts and Crafts movement with attractive brick detailing and hipped clay roof. The house has been fully renovated by the current owners and offers comfortable, and light filled accommodation over two floors. A lovely 20-foot sitting room stretches one whole side of the house offering windows or French doors on three sides bathing the room in natural light, with direct access and views to the garden beyond. There is a generous sized dining room and also a family room complementing the reception space on the ground floor. The kitchen is newly fitted, with integrated appliances, electric twin ovens and a gas hob and presents as a sleek and modern living space and has lovely views across the garden. There is also a utility room which gives direct access into the integrated double garage which could be incorporated into the

house as living space with the necessary consents, if desired. On the first floor there are five bedrooms and two bathrooms including the principal bedroom with its own en suite bathroom.

Outside

The gardens at Moon Acres are fully mature and extend to just over half an acre. The garden is defined by attractive evergreen hedgerows and shrubbery and provide a private and charming relaxing and entertaining space. The gardens are laid mostly to lawn, interspersed with flowering and specimen trees and mixed borders for seasonal interest. There is a summer house, pergola and working area at the bottom of the garden.











Location

Moon Acres is situated in Tydehams, one of Newbury's most prestigious roads.

The property is close to the centre of the historic and sought-after market town of Newbury. With the famous Newbury racecourse not far away, the centre of town is partially pedestrianised, and the attractive market square holds twice weekly markets along with many other events. The town has an excellent choice of shops, pubs, restaurants and leisure facilities. The Kennet and Avon Canal run through the centre of the town, providing walkers with plenty of interest along with some historic gems to explore such as Donnington Castle and Shaw House.

There are several golf courses close at hand, with Newbury and Crookham golf club, Donnington Valley and Deanwood Park. Newbury also has a community sports centre with outdoor lido. The town is home to many well-regarded state schools such as Park House School and St. Bartholomew's, as well as some excellent independent schools including Cheam, Thorngrove, St Gabriels and Horris Hill

For the commuter London is accessible from Newbury's mainline station with direct services to London Paddington, which can take less than an hour. The M4 is just a short drive away. The road and rail network also provide great access the south coast, west country and up north.



Distances

- M4 (J13) 5.4 miles
- A34 2 miles
- Heathrow Airport 49 miles

Nearby Stations

Newbury (Paddington from 40 mins)
Newbury Racecourse

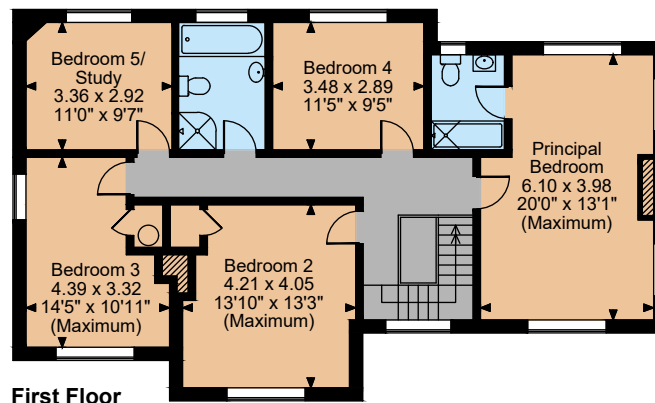
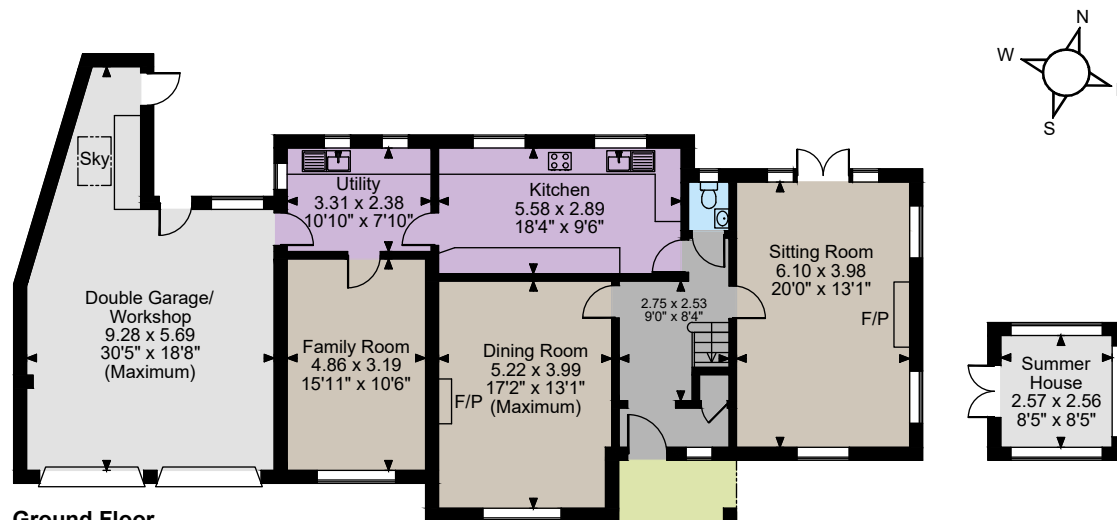
Key Locations

- Highclere Castle
- Greenham Common
- Newbury Racecourse

Nearby Schools

- Park House
- St. Bartholomew's
- Horris Hill
- Cheam
- St Gabriels





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,183 sq ft (203 sq m)

Double Garage/ Workshop internal area 419 sq ft (39 sq m)

Summer House internal area 71 sq ft (7 sq m)

For identification purposes only.

Directions

Post Code RG14 6JT

what3words: ///submit.outter.soup

General

Local Authority: West Berkshire Council

Services: Mains services gas, water and electric.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

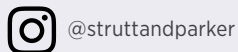
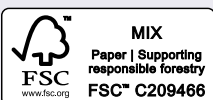
Newbury

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