



Tall Gables, The Sydings, Speen, Newbury, RG14 1RZ



A well-presented modern family home with separate studio situated on the edge of Newbury town centre

- Built in the 1980's
- Situated in a quiet no through lane
- 3160 sq/ft including garage
- Sitting room with inglenook fireplace
- Dining room
- Family room
- Conservatory
- Kitchen/Breakfast room
- Utility
- Master bedroom with dressing room and en suite with shower and spa bath
- Guest bedroom with en suite
- 2 further bedrooms
- Family bathroom
- Driveway providing ample off-road parking
- Detached double garage which has been converted into a studio with room above and shower room. Potential to create ancillary accommodation.
- There is further garaging at the end of the garden which has its own parking area.
- The garden has been landscaped, mostly laid to lawn with terraced areas, a pond and a mixture of shrubs and hedging.



Services

- Mains water, electricity, gas and drainage. Water softener.
- Vodafone superfast 2 broadband available
- Council tax – Band G 2018/2019 £2,929.83
- Local authority: West Berkshire Council.
Telephone 01635 551111

Mileage

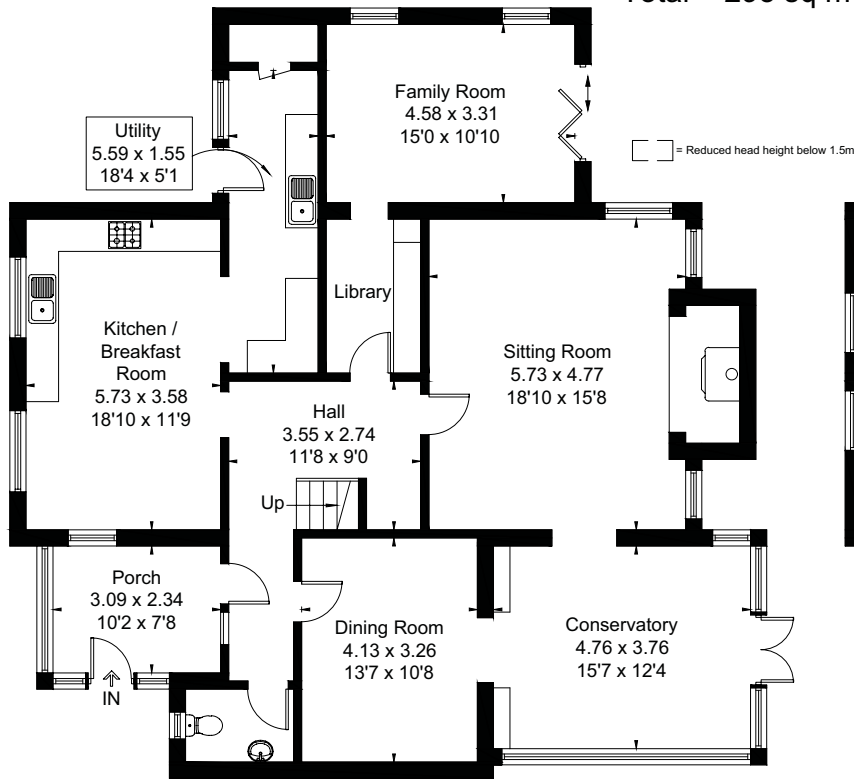
- Tall Gables is situated in Speen, a village on the edge Newbury and within close proximity to the village of Donnington. The Donnington Grove golf course is just a short distance away and walks can be enjoyed here with the footpaths running through it. Waitrose is conveniently located between Tall Gables and Newbury town centre.
- The M4 (J13) is just 3 miles away, providing access to the West Country, London and its airports.
- Newbury Station is only 2 miles away and there are regular services to Reading and Paddington. Paddington taking approximately 1 hour.
- Crossrail services from Reading: From December 2019, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.
- There are a wide range of schools in the area, including Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.

(All times and distances are approximate)

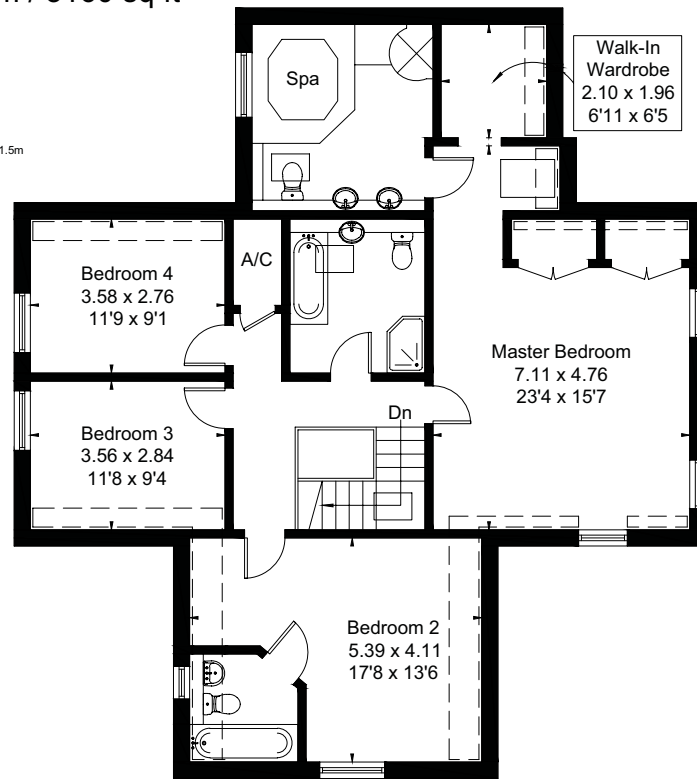
- RG14 1RZ



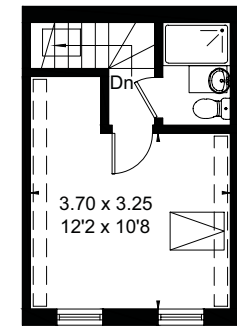
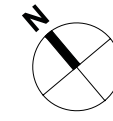
Approximate Main House Floor Area = 247 sq m / 2663 sq ft
 Office / Gym = 46 sq m / 497 sq ft
 Total = 293 sq m / 3160 sq ft



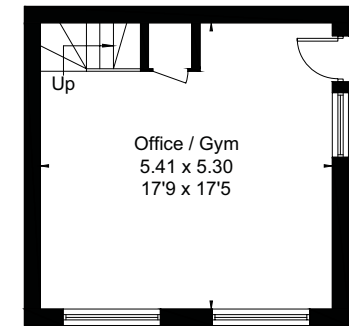
Ground Floor



First Floor



First Floor



Ground Floor



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

