



DOWNER & CO

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The Darlton, Woodlark  
Place, Greenham Road,  
Newbury RG14 7GY

£610,000





# Brand New Four Bedroom Home

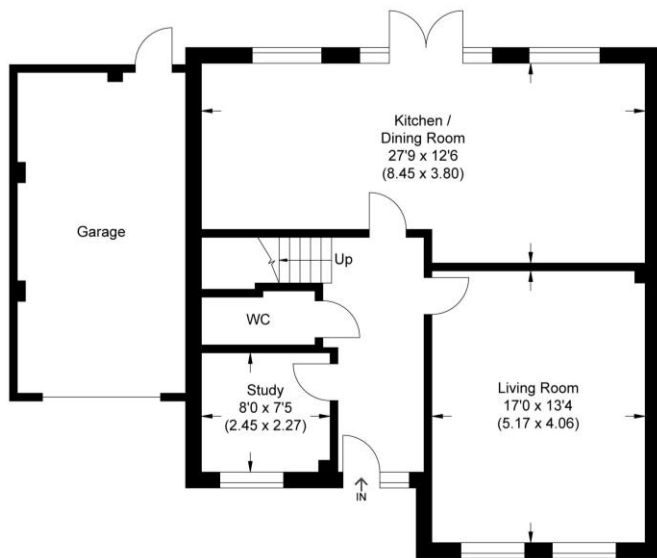
## Features.

- Brand new homes
- Backed by 10 year warranty
- Walk to town centre, retail park, mainline railway station & Greenham Common
- Four bedrooms
- Master with en-suite shower room
- Highly energy efficient
- Finished to a high standard throughout
- Cloakroom
- Driveway parking and garage
- Contact us for purchase options

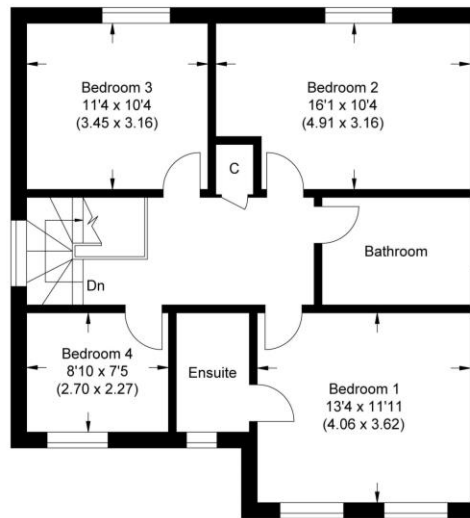




Approximate Gross Internal Area  
142.35 sq m / 1532.24 sq ft  
(Excludes Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Description.

CALL US TO ARRANGE YOUR OWN PERSONAL VIEWING. Located to the south of Newbury and within a short walk of the town centre, shops and mainline railway station are a selection of brand new four bedroom homes by established developer Charles Church. The properties have been finished to high standard throughout and, for peace of mind, come with a 10 year insurance backed warranty, the first two years being covered by Charles Church themselves. Contact us to discover how making one of these properties your home may well be easier than you imagine with part exchange and incentive options available.

The light and airy accommodation consists of entrance hall, living room, study, cloakroom, large open plan kitchen/dining room with doors to the rear garden, master bedroom with en-suite, two further good sized double bedrooms, fourth large single bedroom and family bathroom. Outside there is an enclosed rear garden, single garage and driveway parking.

## Location.

This brand new development on the south east fringes of Newbury has stunning walks and bike rides on nearby Greenham Common. The Retail Park and Tesco is within walking distance and falls within the Park House Secondary School catchment. The town and train station serving Reading, London Paddington and the west country are only a short drive way and close to the major road links of the A339 and A34.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre.



# Woodlark Place

Site plan



## Important Notice

### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

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