



**DOWNER & CO**

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**16 Villiers Way, Newbury RG14 6SH**  
**Price: £625,000**

**Features.**

-  2
-  5
-  3

**NO ONWARD CHAIN**

**Description.** Extended, FIVE bedroom semi-detached family home, offering excellent living accommodation, situated on this very desirable residential road to the south of Newbury within walking distance of the local park, shops, doctors/dentist surgery, Falkland primary school and Park House secondary school.

The flexible and spacious accommodation comprises, entrance hall with fitted lift, living room, further generous size reception room, kitchen/dining room, large utility room, shower/cloakroom, conservatory, master bedroom with en-suite shower room, three further double bedrooms, single bedroom with lift and family bathroom. Benefits also include a private south-west facing rear garden, driveway parking for several cars and gas central heating. Viewings highly recommended.



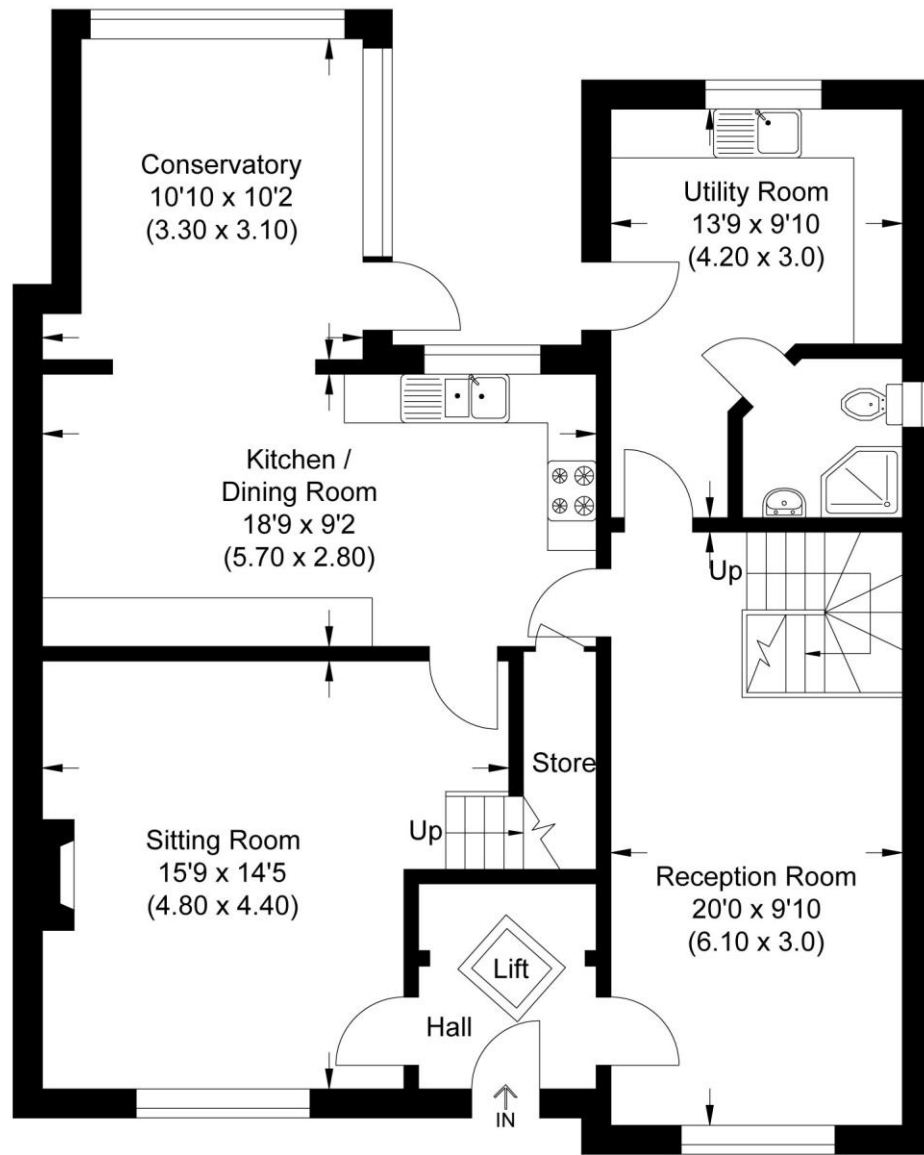
## Location.

The house offers a fantastic location being within only a few minutes walk of open countryside together with Falkland Cricket Ground and the very popular Bowlers Arms. It is in the catchment for Falkland Primary school and Park House Secondary School and there is a nearby precinct of shops together with Vets and Doctor/Dental Surgeries.

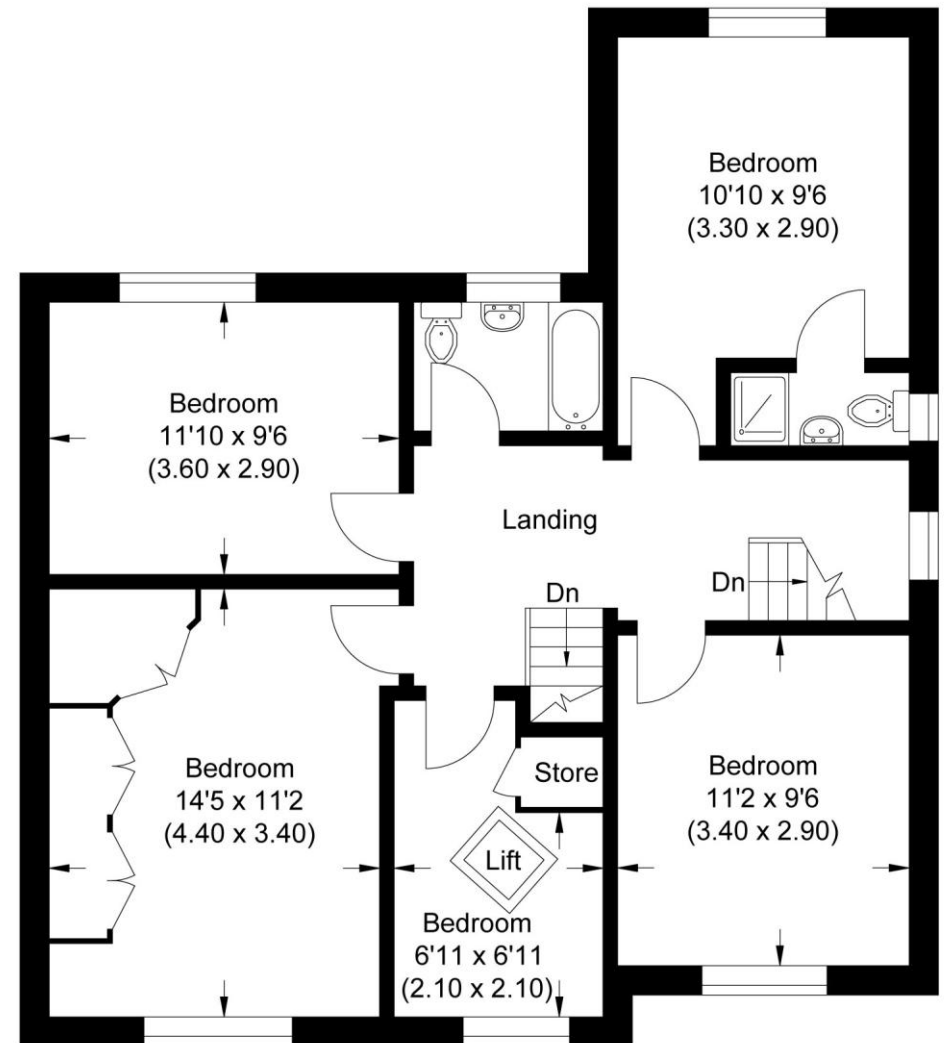
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area  
149.0 sq m / 1603.82 sq ft

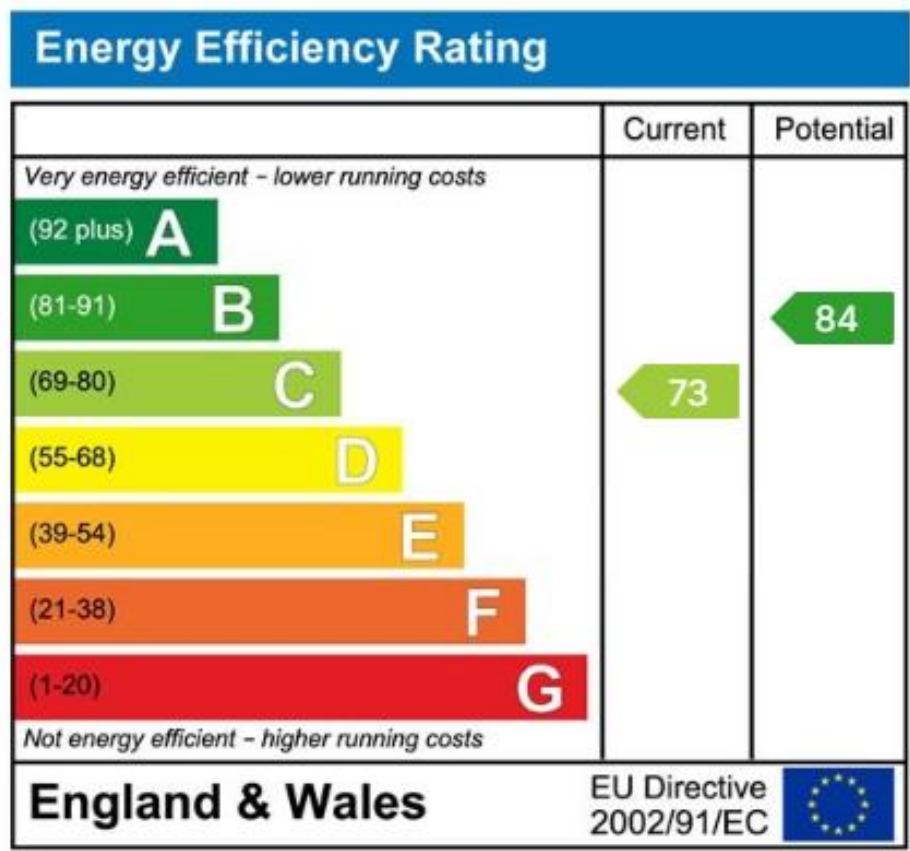


Ground Floor



First Floor

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



**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.

**EPC: C**

**COUNCIL TAX BAND: E**  
2026/2027: £3,119.51.

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

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

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