



25a Linthurst Newtown, Blackwell

arden
ESTATE AGENTS

£369,950

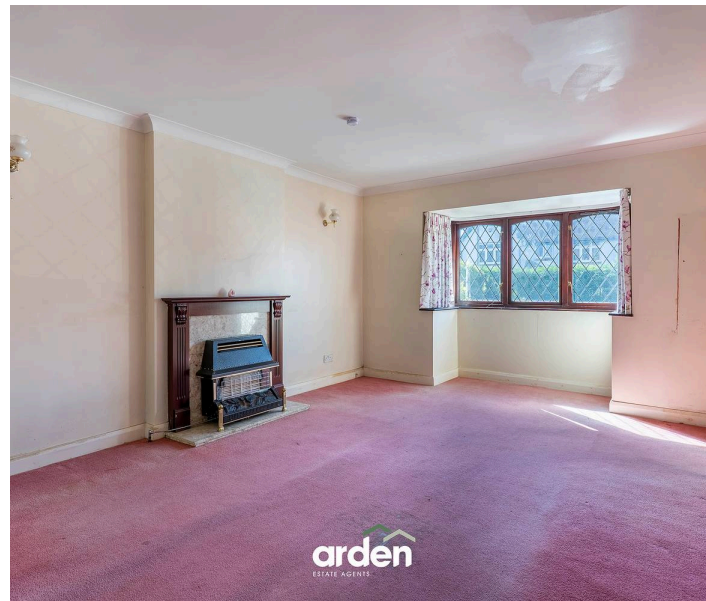
25a Linthurst Newtown

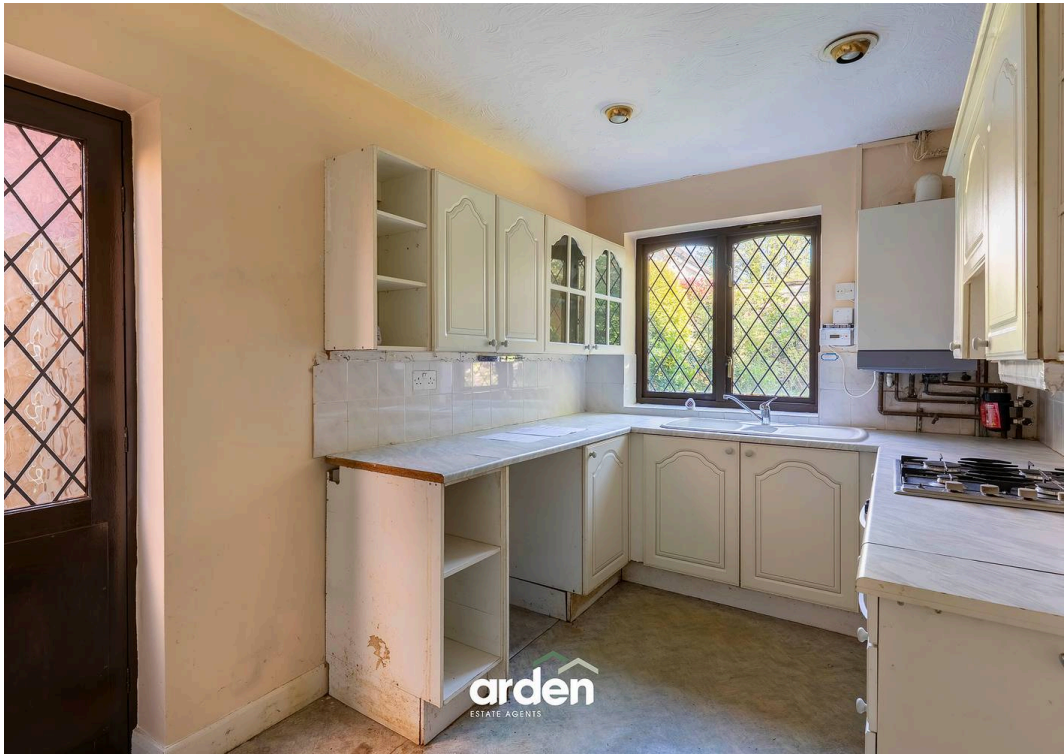
A rare opportunity to acquire a detached property with immense potential. Requiring full renovation throughout, the home presents a blank canvas for buyers eager to create a space tailored entirely to their own tastes and lifestyle. The property already benefits from generous accommodation, including an open aspect ground floor layout, two double bedrooms, single bedroom and two bathrooms, and offers excellent scope for reconfiguration to suit individual needs. Outside, there is a manageable rear garden along with the added convenience of front driveway parking. Set within the very heart of the highly sought after village of Blackwell, the property is ideally positioned for well regarded local schooling, a convenient village store, and the popular, family friendly Blackwell Members Club.

Council Tax band: D

EPC Energy Efficiency Rating: D

- Rare opportunity to acquire a detached home in a central village location
- Full renovation required, offering excellent scope for improvement
- Flexible, interconnecting ground floor layout
- Open aspect living room
- Dining room with sliding patio doors to the garden
- Kitchen with large understairs storage and side access door
- Principal bedroom with en suite shower room
- Two additional bedrooms and bathroom
- Manageable rear garden with patio, lawn, and mature planted borders
- Located in the sought after village of Blackwell





Description

The property opens into an entrance hall, with stairs rising to the first floor and access to the main ground floor accommodation. The layout flows in an interconnecting loop, creating a practical and sociable living space. To the front, an open aspect living room leads into the adjoining dining room, where a sliding patio door provides direct access to the rear garden. The kitchen is positioned to the rear of the property and benefits from a large understairs storage cupboard, along with a rear door leading out to the side of the house.

Upstairs, the first floor offers well-balanced accommodation, including a generously proportioned double bedroom with its own en suite shower room. There is a second double bedroom, alongside a single bedroom featuring a built-in cupboard, all served by a family bathroom.

Agent Note: The property will remain on the market up until exchange of contracts.

Outside

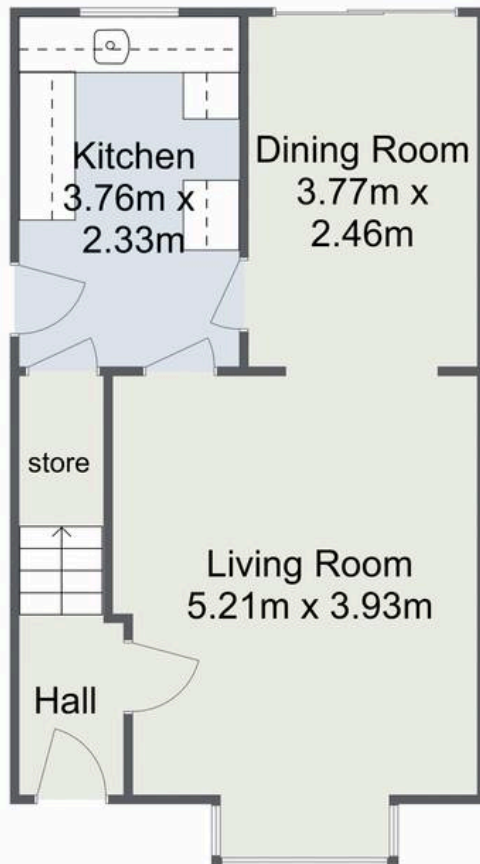
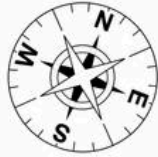
Externally, the rear garden is of a manageable size, beginning with a patio area ideal for outdoor seating. Steps lead up to a lawned section, with mature planted borders and enclosed by fenced boundaries.

The front features a tarmacked driveway and a raised, walled area of planting.



Linthurst Newtown, Blackwell

Ground Floor



Total Approximate Area: 84.6 sq. m
(910.62 sq. ft)

First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



Arden Estates

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