

HILLIER & WILSON



THE COTTAGE, Woodridge, Newbury, RG14 6NP

Woodridge, Newbury

A charming four/five bedroom detached family home located in one of Newbury's most desired addresses, on the south side of Newbury. The property boasts a wealth of character and offers versatile accommodation, whilst other benefits include gas central heating, double glazing and off road parking via car port.

The ground floor comprises entrance hall, double bedroom/reception room, home office with access to large cellar, sitting room, dining room, conservatory, kitchen, utility and W.C. Upstairs, there is a principal bedroom with en-suite shower room and built-in cupboard, two further double bedrooms (both with built-in wardrobes), a 'Hay loft' room/study and a family bathroom.

Externally there is a private, enclosed rear garden which is mainly laid to lawn with mature flower bed borders and both a patio and stoned area. To the front of the property, there is off road parking and a car port. Woodridge is tucked away down a private lane and very conveniently located for all the local amenities of Wash Common, whilst Newbury town centre and the train station are both walkable. The property also falls within the catchment area of the highly regarded John Rankin and St. Barts schools.





- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- BOASTS A WEALTH OF CHARACTER
 - SITUATED IN SOUGHT AFTER ADDRESS
- WALKABLE TO NEWBURY TOWN CENTRE & STATION
- MATURE ENCLOSED REAR GARDEN
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT

Services:

Mains services are connected
(Service charge applies)

EPC: Rating E

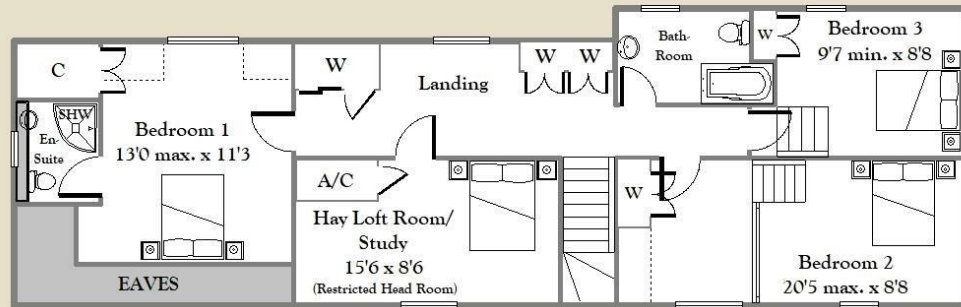
Full results can be sent on request

Council Tax:

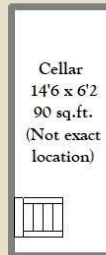
Band E



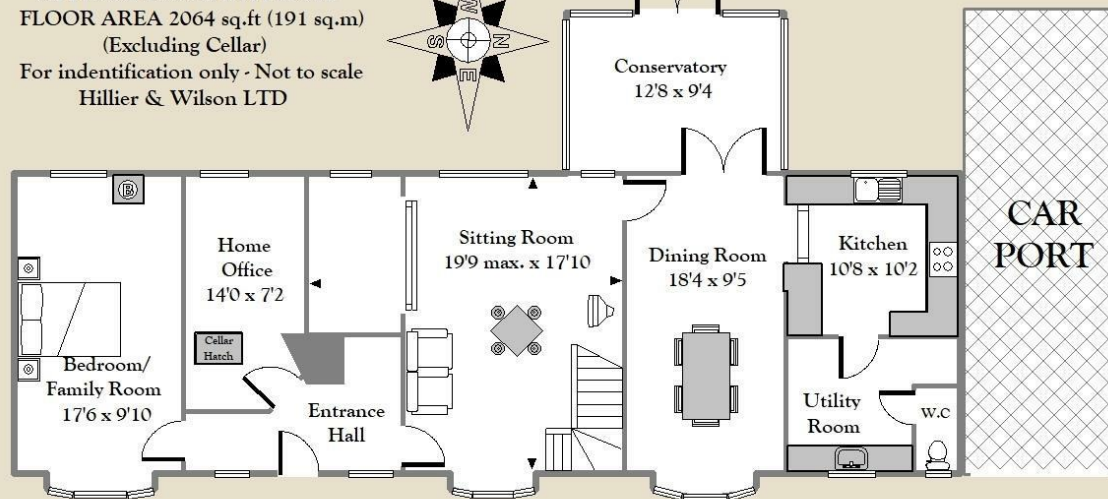
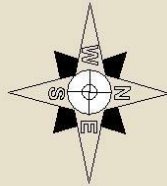
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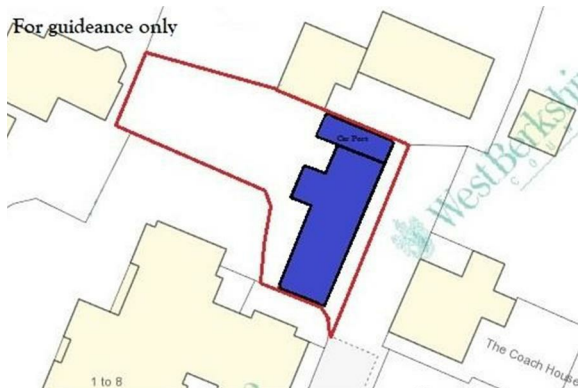
(min. head room height = 6'4)



APPROX. GROSS INTERNAL FLOOR AREA 2064 sq.ft (191 sq.m) (Excluding Cellar)
For identification only - Not to scale
Hillier & Wilson LTD



For guidance only



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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