

HILLIER & WILSON



Gorselands, Newbury, RG14 6PX

Gorselands, Newbury

A spacious five bedroom detached home located in a sought after residential road on the south side of Newbury. The property boasts a plot measuring in excess of $\frac{1}{4}$ of an acre whilst other benefits include gas central heating, uPVC double glazing, garage and large driveway. The ground floor comprises porch, entrance hall, cloakroom, study/family room, sitting room, dining room, open-plan Howdens kitchen/breakfast room with granite work surfaces and fitted appliances, utility and larder. Upstairs there is a principal bedroom with ensuite shower room and fitted wardrobes, four further bedrooms and a family bathroom with separate shower. Externally there is a well maintained, mature rear garden which is mainly laid to lawn with mature tree/hedge borders and a covered patio seating area, whilst to the front, there is ample off road parking via driveway. Gorselands is ideally located close to the local amenities of Wash Common whilst also just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. It also falls within the catchment area of the highly regarded Falkland and Park House schools.





- FIVE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMODATION
- PLOT MEASURING IN EXCESS OF 1/4 ACRE
- SOUGHT AFTER RESIDENTIAL ROAD
 - WELL-MAINTAINED & MATURE REAR GARDEN
 - JOHN RANKIN & PARK HOUSE SCHOOL CATCHMENT

Services:

Mains services are connected

EPC: Rating C

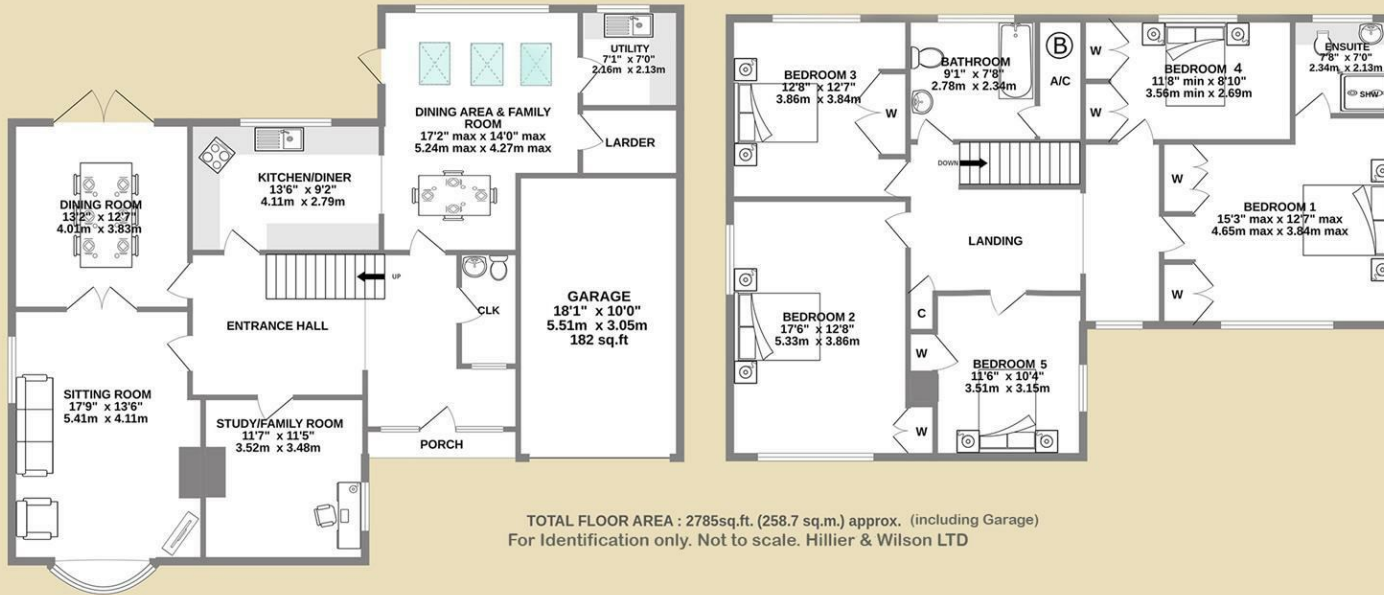
Full results can be sent on request

Council Tax:

Band F



Gorselands, Newbury



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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