

# HILLIER & WILSON



The Marlowes, Newbury, RG14 7AY

## The Marlowes, Newbury

A spacious six bedroom detached family home located in a cul-de-sac on the south side of Newbury.

The property boasts accommodation measuring 2,394 sq.ft in size and also sits on a corner plot, whilst other benefits include gas central heating, uPVC double glazing, double garage and off road parking.

The ground floor comprises porch, entrance hall, cloakroom, sitting room, study/hobby room, dining room, kitchen/breakfast room and utility. Upstairs, there is a principal bedroom with en-suite shower room and fitted wardrobes, five further bedrooms, family bathroom and shower room.

Externally there is a private and enclosed south facing rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. Whilst to the front of the property there is access to the garage and also off road parking via driveway.

The Marlowes is ideally located close to 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 St. Johns and St. Barts schools.





- SPACIOUS SIX BEDROOM DETACHED FAMILY HOME
- ACCOMODATION MEASURING 2394 SQ.FT.IN SIZE
  - BOASTS A CORNER PLOT
- LOCATED ON A CUL-DE-SAC IN SOUTH NEWBURY
- ST. JOHNS AND ST. BARTS SCHOOL CATCHMENT
- DOUBLE GARAGE AND DRIVEWAY PARKING

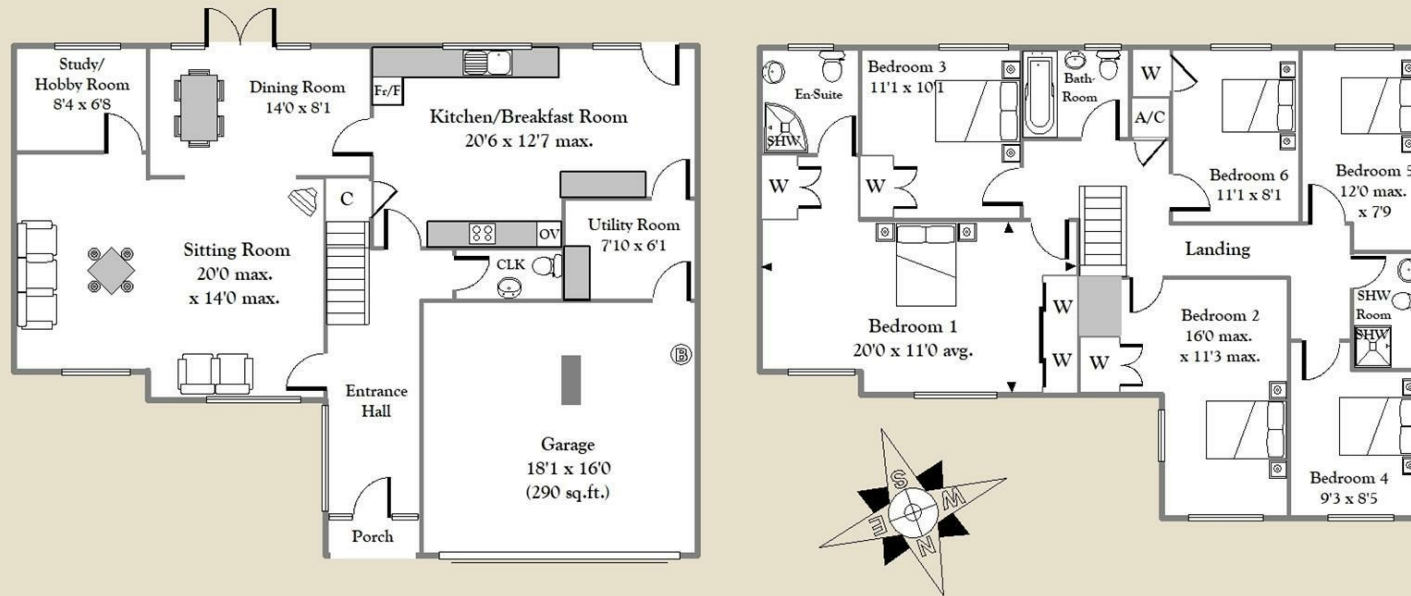
Services:  
Mains services are connected

EPC: Rating D  
Full results can be sent on request

Council Tax:  
Band F



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APPROX. GROSS INTERNAL FLOOR AREA 2394 sq.ft.(222 sq.m) (Including Garage) For identification only - Not to scale - Hillier & Wilson LTD

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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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