

HILLIER & WILSON



TALL TIMBERS, Sutherlands, Newbury, RG14 7RL

Sutherlands, Newbury

A beautifully presented four bedroom detached family home located in a sought after area in the south of Newbury. The property boasts a generous corner plot along with spacious living accommodation, whilst other benefits include gas central heating, uPVC double glazing, double garage and ample off road parking. The ground floor comprises entrance hall, cloakroom, family room/study, sitting room with log burner and French doors into the garden, kitchen/breakfast room and utility. Upstairs, there are two double bedrooms with en-suite shower room and fitted wardrobes, two further double bedrooms with fitted wardrobes, a family bathroom and spacious landing. Externally there is a well-kept, enclosed rear garden which is a mainly laid to lawn with mature borders and a patio seating area. To the front of the property there is a lawn area, a double garage and ample off road parking via driveway behind five bar gates. Sutherlands is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded Falkland and Park House schools.





- FOUR BEDROOM DETACHED FAMILY HOME
- BOASTING A GENEROUS CORNER PLOT
- SPACIOUS LIVING ACCOMODATION
 - POPULAR SOUTH NEWBURY LOCATION
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING

Services:

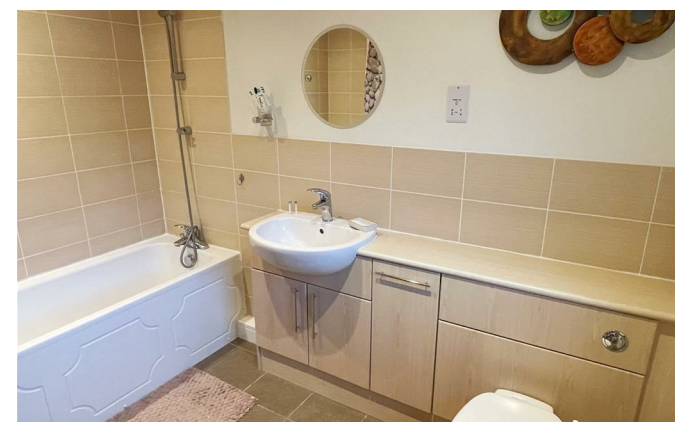
Mains services are connected

EPC: Rating C

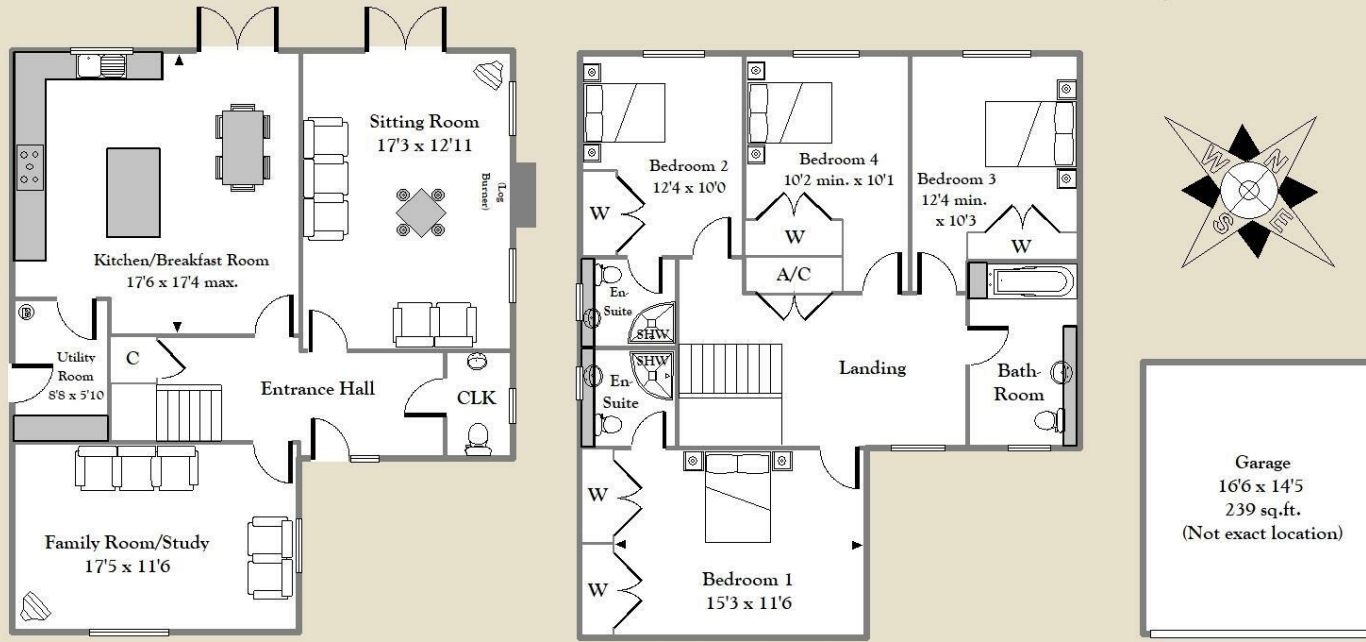
Full results can be sent on request

Council Tax:

Band G



Sutherlands, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1922 sq.ft (178 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD



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.