

HILLIER & WILSON



Magnolia View, Andover Drove, Wash Water, Newbury, RG20 0LZ

Andover Drove, Wash Water

A beautifully presented five bedroom 1930's family home located in a sought after village with excellent school catchment, just south of Newbury. The spacious accommodation has been comprehensively improved and extended by the current owners and boasts benefits such as underfloor heating and solar panels, as well as uPVC double glazing, off road parking and purpose built double garage. The ground floor comprises porch, entrance hall, playroom and open-plan kitchen/breakfast/family/sitting room with bi-folding doors onto the garden. Upstairs there is a principal bedroom with en-suite shower room and walk-in wardrobe, double bedroom with en-suite shower room, two further double bedrooms, study and family bathroom. Externally there is well maintained rear garden which is mainly laid to lawn with mature tree/hedge borders and patio seating area. To the front of the property there is double garage and off road parking via driveway behind gates. Wash Water is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase.





- FIVE BEDROOM 1930'S FAMILY HOME
- COMPREHENSIVELY IMPROVED AND EXTENDED
- SPACIOUS LIVING ACCOMODATION
 - BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED DOUBLE GARAGE & DRIVEWAY
 - SOUGHT AFTER VILLAGE LOCATION

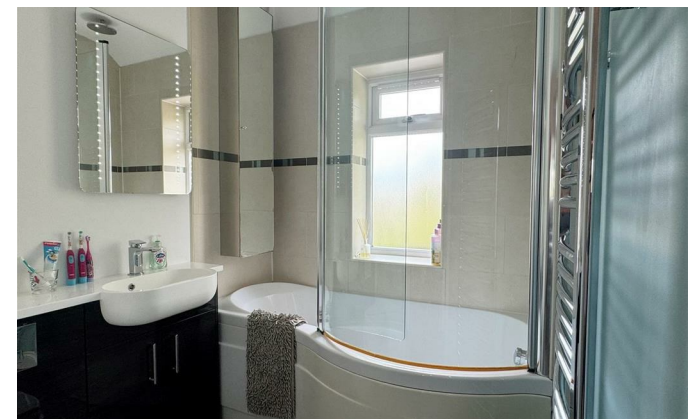
Services:

Mains services are connected (Except gas)

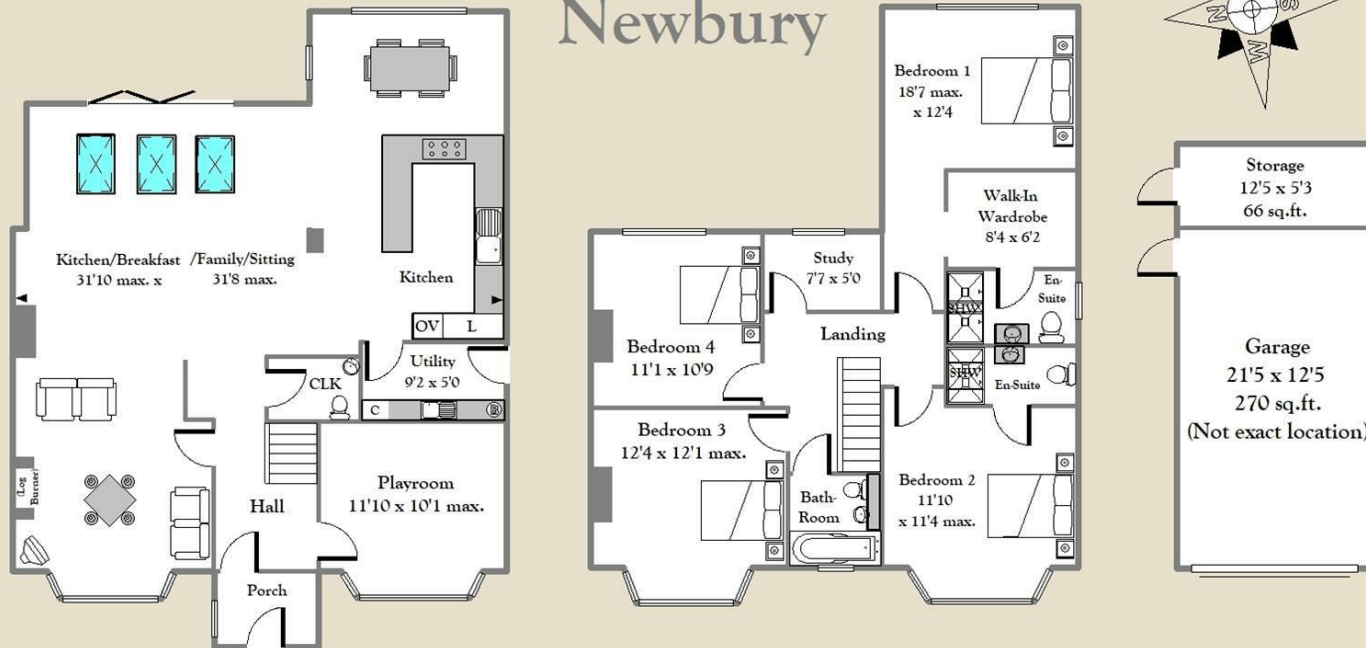
EPC: Rating B

Full results can be sent on request

Council Tax: Band D



Andover Drove, Wash Water Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2015 sq.ft (187 sq.m) (Excluding Garage & Storage) - 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.