

# HILLIER & WILSON



The Wintermeres, Stuart Road, Newbury, RG14 6QX

## Stuart Road, Newbury

A beautifully presented four bedroom family home, modernized through out and located in a sought after no through road on the south side of Newbury. The property overlooks a playing field opposite and benefits from gas central heating, uPVC double glazing, driveway parking and an enclosed rear garden. The spacious accommodation is arranged over three floors with the ground floor comprising, entrance hall, cloakroom, utility cupboard, refitted modern kitchen/breakfast room, sitting room, and dining room with French doors onto the garden. On the first floor there is a principal bedroom with en-suite shower room and built-in wardrobes, two further bedrooms and a family bathroom. The top floor has a double bedroom with modern en-suite shower room and eaves storage.

Externally there is a well-kept rear garden which is mainly laid to lawn with mature flower bed borders and both decked and patio seating areas. To the front of the property, there is off road parking via driveway. Stuart Road is ideally located, just a short walk from the local amenities of Wash Common and just a short drive away 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.





- FOUR BEDROOM FAMILY HOME
- LOCATED IN A NO THROUGH ROAD
- OPPOSITE A PLAYING FIELD
- SPACIOUS ACCOMODATION OVER THREE FLOORS
- BEAUTIFULLY PRESENTED THROUGHOUT
- FALKLAND AND PARK HOUSE SCHOOL CATCHMENT

Services:

Mains services are connected

EPC: Rating C

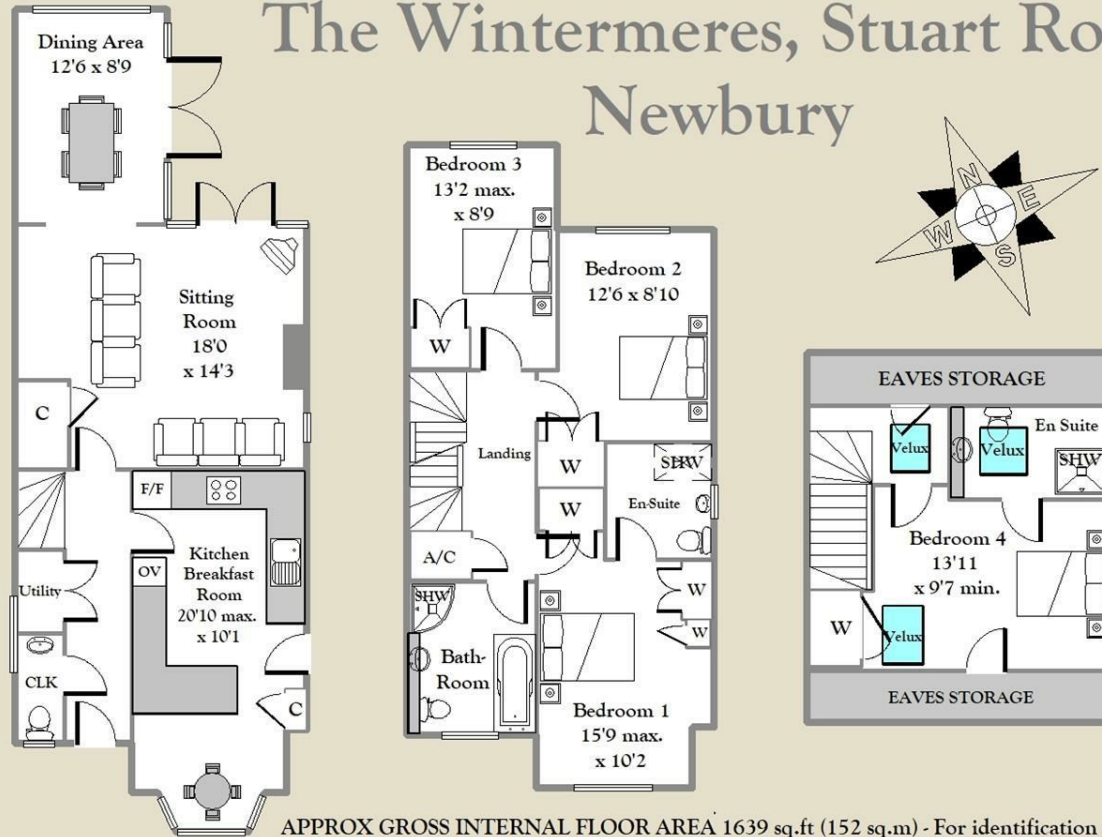
Full results can be sent on request

Council Tax:

Band E



# The Wintermeres, Stuart Road 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.