

HILLIER & WILSON



Andover Road, Newbury, RG14 6JJ

Andover Road Newbury

A beautifully presented five bedroom detached family home located on a highly sought after residential road in the south of Newbury within the catchment area of the highly regarded John Rankin & St Barts schools. The property has been renovated throughout by the current owner and boasts spacious accommodation measuring 3,152 sq.ft in size whilst also sitting on a plot that is approaching 1/3 acre; other benefits include gas central heating, uPVC double glazing, off road parking and workshop/potential home office. The ground floor comprises entrance hall, cloakroom, lobby, boot room, utility room, family room, sitting room, dining room and kitchen/breakfast room with bi-folding doors onto the garden. Upstairs there is a principal bedroom with en-suite shower room, and built-in storage, four further bedrooms, a family shower room and a family bathroom. Externally there is a private and enclosed south easterly facing rear garden which is mainly laid to lawn with mature hedge borders, a patio seating area and a workshop/potential home office, whilst to the front of the property there is ample off road parking via driveway. Andover Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN





- FIVE BEDROOM DETACHED FAMILY HOME
- RENOVATED THROUGHOUT BY OWNER
- SPACIOUS ACCOMODATION MEASURING 3,152 SQ.FT
- PLOT APPROACHING 1/3 ACRE
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- NO ONWARD CHAIN

Services:

Mains services are connected

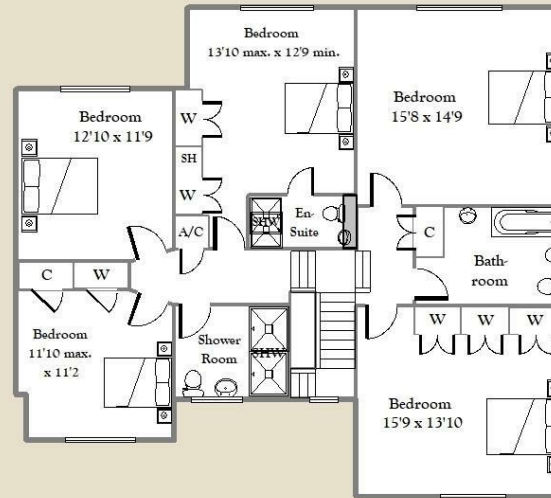
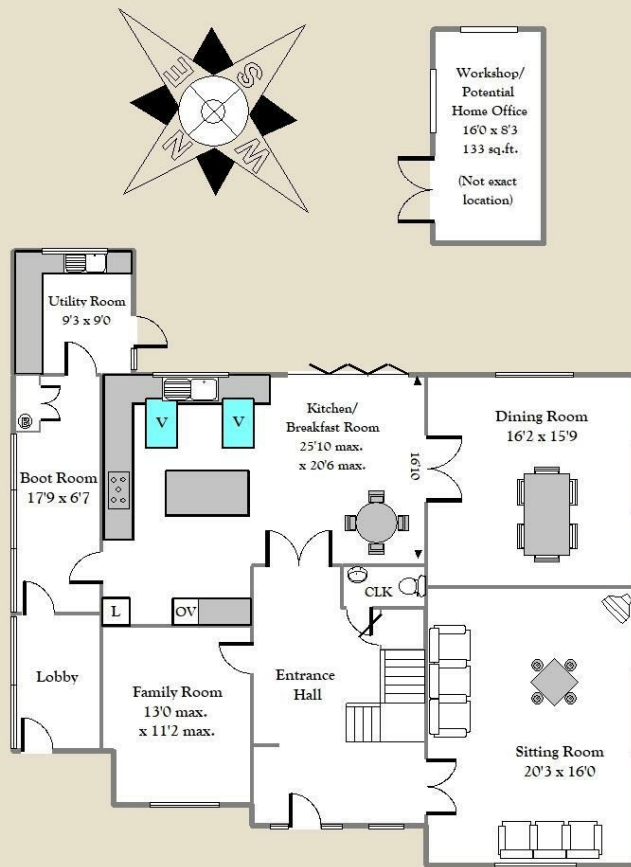
EPC: Rating C

Full results can be sent on request

Council Tax: Band F



Andover Road Newbury



APPROX GROSS INTERNAL FLOOR AREA 3152 sq.ft. (292 sq.m) (Excluding Workshop/Potential Home Office) - 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.