

# HILLIER & WILSON



Monks Lane, Newbury, RG14 7RJ

## Monks Lane, Newbury

A well-presented four bedroom detached family home located in a popular area on the south side of Newbury within the catchment area of the highly regarded Falkland and Park House schools. The current owners have created modern open-plan living accommodation measuring 2146 sq.ft in size and benefits from gas central heating, uPVC double glazing, ample off road parking and garage. The ground floor comprises entrance hall, cloakroom, study, family room, sitting room, open-plan kitchen/breakfast/dining room, garden room and utility room. Upstairs there is a principal bedroom with en-suite bathroom and fitted wardrobes, three further bedrooms and a modern family shower room. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio area, whilst to the front of the property there is off road parking via driveway and access to the garage. Monks Lane is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.





- FOUR BEDROOM DETACHED FAMILY HOME
- MODERNISED OPEN-PLAN LIVING ACCOMODATION
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- PRIVATE & ENCLOSED REAR GARDEN
- DRIVEWAY PARKING & GARAGE
- COMPLETE ONWARD CHAIN

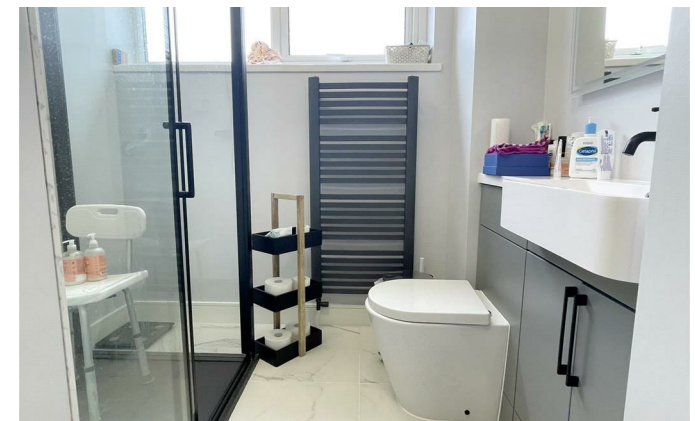
Services:

Mains services are connected

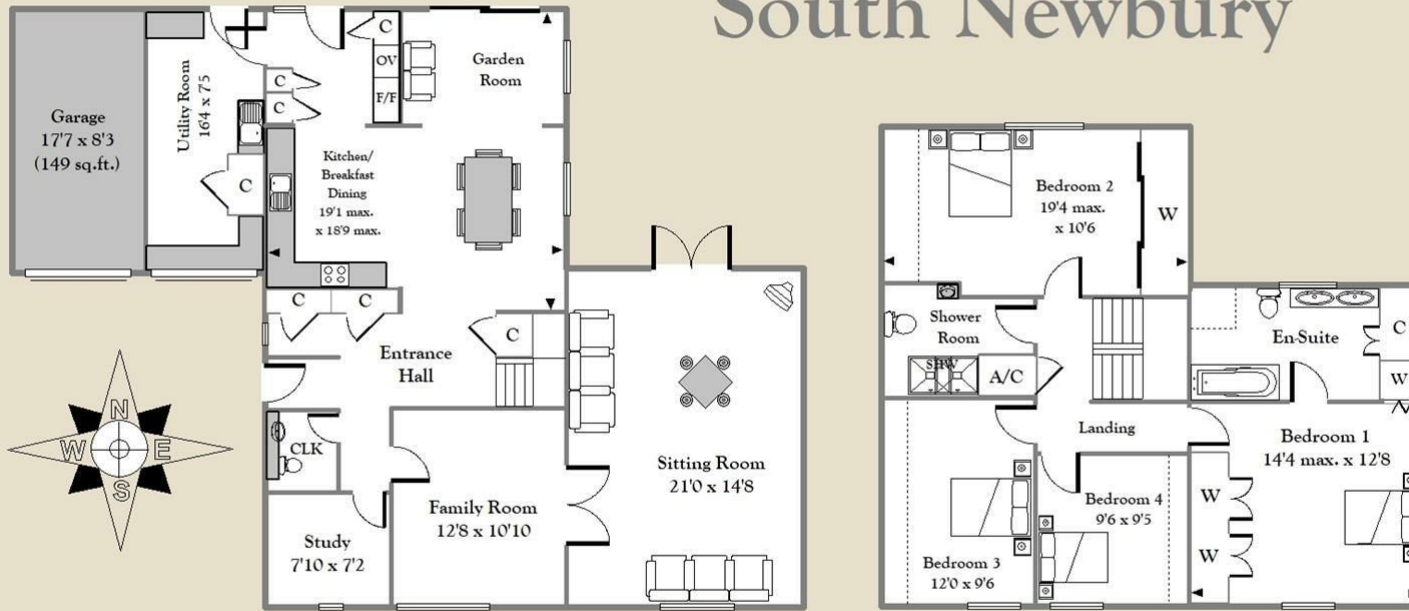
EPC: Rating D

Full results can be sent on request

Council Tax: Band F



# Monks Lane, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2146 sq.ft. (199 sq.m) (Including Garage) - 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.

HILLIER & WILSON

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