

# HILLIER & WILSON



Newtown Road, Newbury, RG14 7DD

## Newtown Road Newbury

A beautifully presented four bedroom detached mock Tudor family home located in a desirable location on the south side of Newbury, within the catchment area of the highly regarded St Johns and St Barts schools. The property boasts a generous plot measuring in excess of  $\frac{1}{4}$  acre, whilst other benefits include gas central heating, uPVC double glazing, off road parking and two garages. The ground floor accommodation comprises entrance hall, cloakroom, study, sitting room, dining room, conservatory, kitchen/breakfast room and utility. Upstairs there is a principal bedroom with en-suite shower room and built-in wardrobe, three further bedrooms and a family bathroom with separate shower. Externally there is a private and enclosed, south westerly facing rear garden which is mainly laid to lawn with mature hedges/tree borders, a summer house/home office and two patio seating areas. There is also access to two separate garages and then also off road parking via driveway. Newtown Road is very conveniently located just a short walk from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- FOUR BEDROOM DETACHED FAMILY HOME
  - CHARMING MOCK TUDOR CHARACTER
  - SOUGHT AFTER AREA OF SOUTH NEWBURY
  - SPACIOUS LIVING ACCOMODATION
    - WELL MAINTAINED SOUTH WESTERLY GARDEN
    - TWO GARAGES & DRIVEWAY PARKING

Services:

Mains services are connected

EPC: Rating D

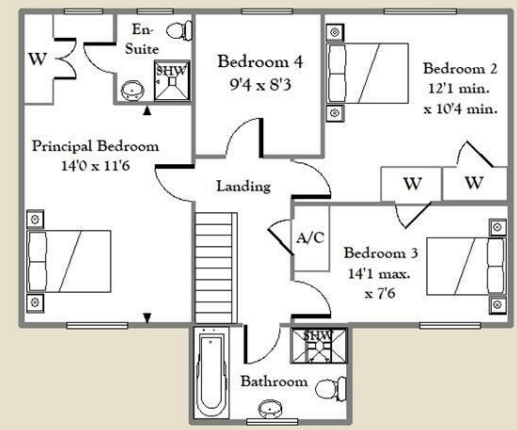
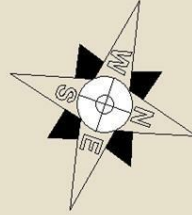
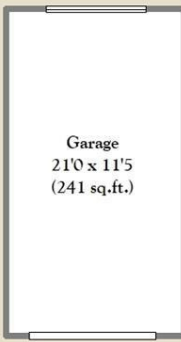
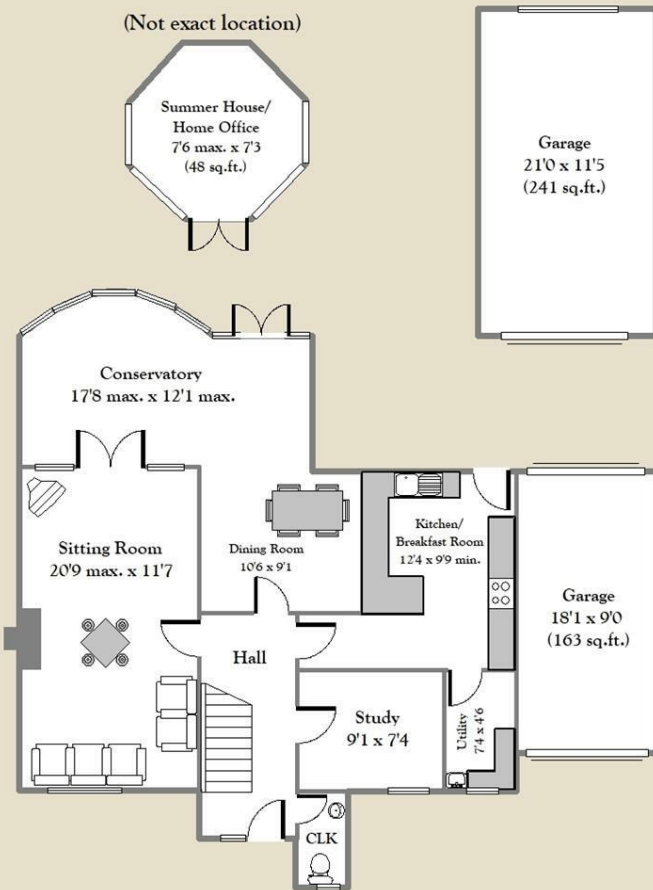
Full results can be sent on request

Council Tax: Band F



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APPROX. GROSS INTERNAL FLOOR AREA 2008 sq.ft. (186 sq.m) (Including Garage / Excluding Summer House & 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.

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