

# HILLIER & WILSON



Oaken Grove, Newbury, RG14 6DX



## Oaken Grove Newbury

A beautifully presented two bedroom semi-detached home located in a popular area on the side of Newbury that falls within the catchment area of the highly regarded John Rankin & St Barts schools. The property has potential to extend and convert (subject to the usual consents) and benefits from gas central heating, uPVC double glazing, off road parking and a garage. The ground floor accommodation comprises sitting room with log burner, kitchen/breakfast room with French doors onto the garden, lobby area and cloakroom. Upstairs there are two double bedrooms and a modern bathroom. Externally there is a south facing rear garden that measures in excess of 100ft in length and is mainly laid to lawn with both stoned and patio areas, access to the garage and also a home office/summer house with power and light. To the front of the property there is off road parking via driveway. Oaken Grove is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.







- TWO BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- POTENTIAL TO EXTEND & CONVERT (STTC)
- REAR GARDEN MEASURING IN EXCESS OF 100FT
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- OFF ROAD PARKING & DRIVEWAY

Services:

Mains services are connected

EPC: Rating TBC

Full results can be sent on request

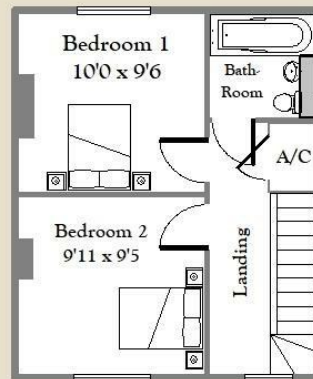
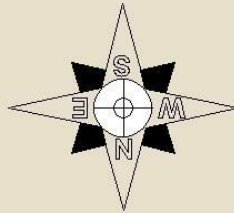
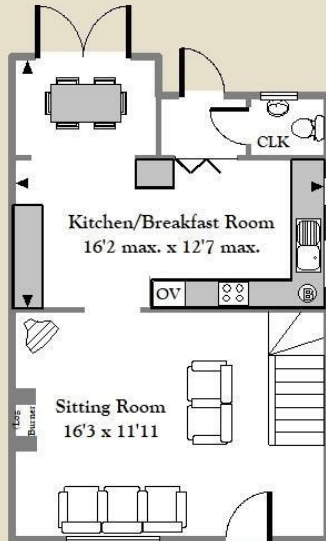
Council Tax: Band C





# Oaken Grove Newbury

Home Office/  
Summer House  
12'5 x 10'9  
133 sq.ft.  
(Not exact location)



APPROX. GROSS INTERNAL FLOOR AREA 705 sq.ft. (65 sq.m) (Excluding Home Office)  
For identification only - Not to scale - Hillier & Wilson LTD

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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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Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)