

# HILLIER & WILSON



The Marlowes, Newbury, RG14 7AY

## The Marlowes Newbury

A well-presented four bedroom detached family home located in a quiet cul-de-sac on the south side of Newbury which falls within the catchment area of the highly regarded St Johns and St Barts schools. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing, two separate home offices, off road parking and a garage. The ground floor comprises entrance hall, cloakroom, kitchen/breakfast room, utility, dining room, family room, sitting room with log burner and a reception room currently used as a home gym but could provide a second home office. Upstairs there is a principal bedroom with en-suite shower room and built-in wardrobes, three further double bedrooms (one of which has fitted wardrobe) and a family bathroom. Externally there is a well maintained rear garden which has both lawn and patio areas, a 24ft swimming pool and a fully insulated outside home office which includes power, light and data cabling from the house. To the front of the property there is off road parking via driveway and access to the garage. The Marlowes is ideally located close to 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
- SPACIOUS LIVING ACCOMODATION
- LOCATED IN A QUIET CUL-DE-SAC
  - FAR REACHING VIEWS OVER DONNINGTON CASTLE
- HOME OFFICE WITH POWER & LIGHT
- 24FT SWIMMING POOL IN THE GARDEN

Services:

Mains services are connected

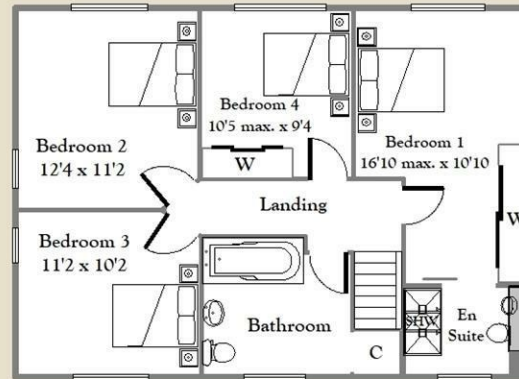
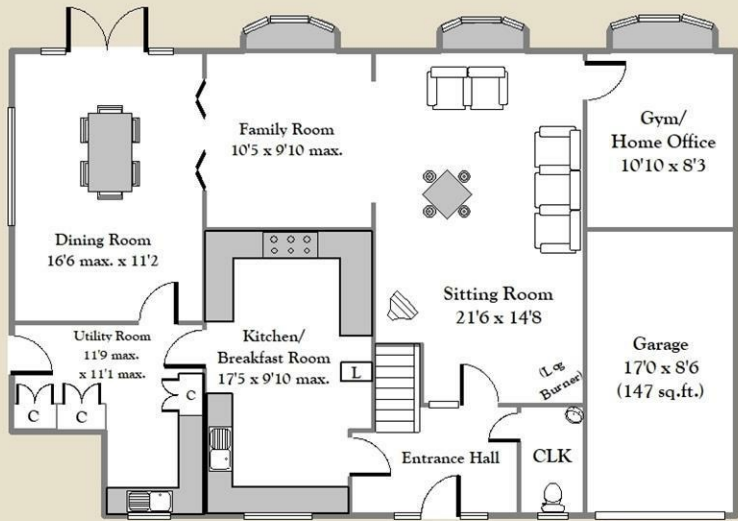
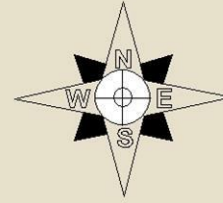
EPC: Rating C

Full results can be sent on request

Council Tax: Band E



# The Marlowes South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1916 sq.ft. (178 sq.m) (Including Garage) - For identification only - (Not to scale) - Hillier & Wilson LTD

HILLIER & WILSON



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

Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE

Tel: 01635 522044

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