

HILLIER & WILSON



Battery End, Newbury, RG14 6NX

Battery End, Newbury

A beautifully presented four bedroom Edwardian family home located in a highly sought after residential road on the south side of Newbury. The property has been significantly improved and extended by the current owners, creating spacious living accommodation measuring 2,370 sq.ft in size with planning permission applied for an extensive master bedroom suite within the loft space with luxury bathroom and walk in wardrobe (extra 600 sq.ft.- ref CGI images). Other benefits include gas central heating, double glazing and off road parking. The ground floor comprises entrance, music room, sitting room with log burner, kitchen/breakfast room, cloakroom, utility, boot room and cinema room with bi-folding doors onto the garden; above this is a double bedroom /gym with views out over the garden. Upstairs in the main house, there are three double bedrooms and a family bathroom with separate shower. Externally there is a stunning, enclosed landscaped rear garden which is mainly laid to lawn with mature hedge borders, patio seating area, shed/storage outbuilding, and characterful stoned wall with door leading through to vegetable patch and solar panels. To the front of the property is off road parking via driveway. Battery End is ideally located beside Wash Common playing fields and is just a short walk from the local amenities of Wash Common and a short drive away from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. It also falls within the catchment area of the highly regarded Falkland and Park House schools.





- FOUR BEDROOM EDWARDIAN FAMILY HOME
- BEAUTIFULLY PRESENTED & IMPROVED BY THE OWNERS
- HIGHLY SOUGHT AFTER RESIDENTIAL ROAD IN SOUTH NEWBURY
- SPACIOUS LIVING ACCOMMODATION MEASURING 2370 SQ.FT
- PLANNING PERMISSION APPLIED FOR LUXURY LOFT CONVERSION (25/01020/House) (approx. 600sq.ft)
- GARDEN WITH VEGETABLE PATCH & SOLAR PANELS

Services:

Mains services are connected

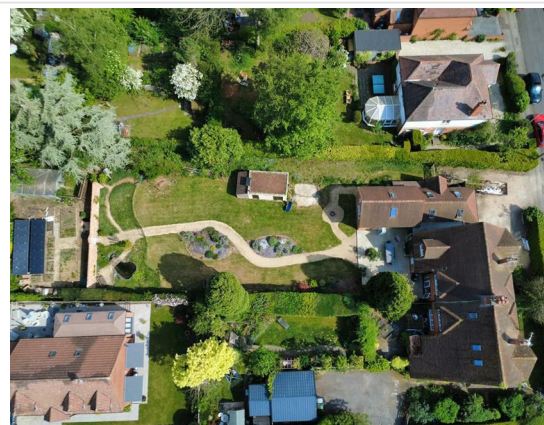
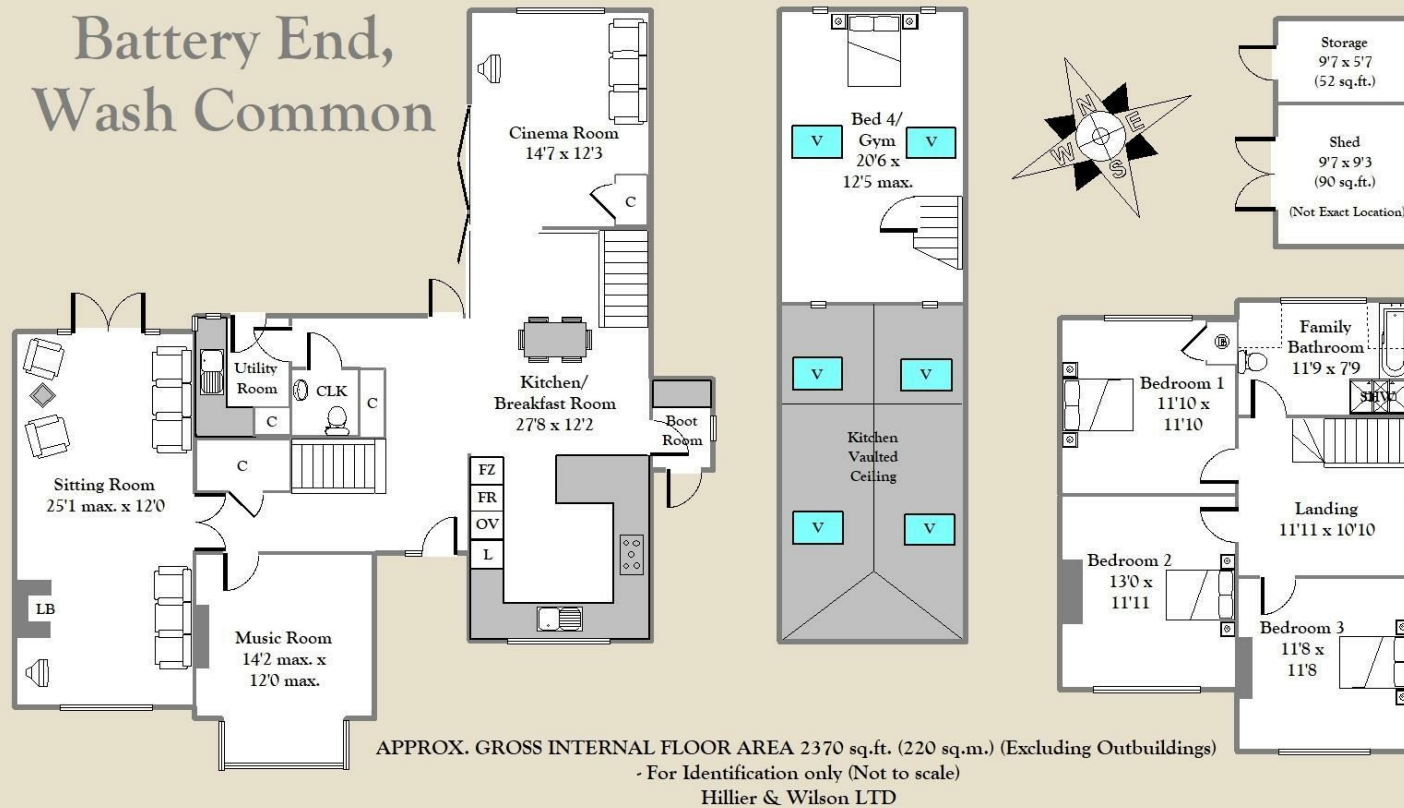
EPC: Rating B

Full results can be sent on request

Council Tax: Band F



Battery End, Wash Common



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.

