

# HILLIER & WILSON



Bartlemy Road, Newbury, RG14 6LA

## Bartlemy Road, Newbury

A well-presented four bedroom detached family home located on a sought after residential road within the catchment area of the highly regarded John Rankin and St Barts schools. The property offers spacious living accommodation over three floors and benefits from gas central heating, uPVC double glazing, heating swimming pool and off road parking. The ground floor comprises porch, entrance hall, sitting room with log burner, kitchen/open plan living space, utility and shower room. On the first floor, there are three bedrooms (two with built-in wardrobes) and a family bathroom, whilst on the top floor there is a double bedroom with eaves storage. Externally there is a well maintained rear garden which is mainly laid to lawn with mature borders, patio seating area, a heated swimming pool and access to a large garage with the potential for workshop use. To the front of the property there is off road parking via driveway. Bartlemy Road 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.



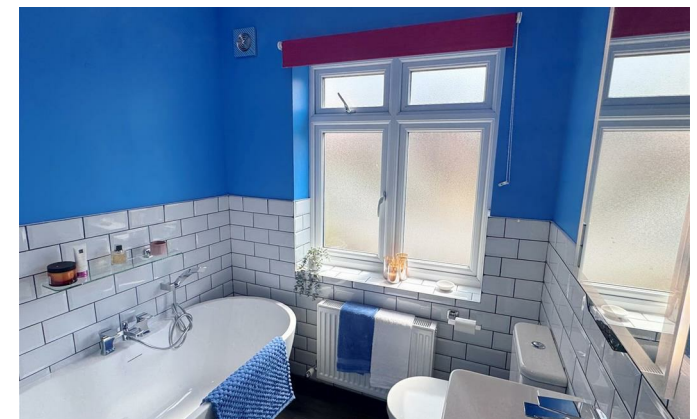


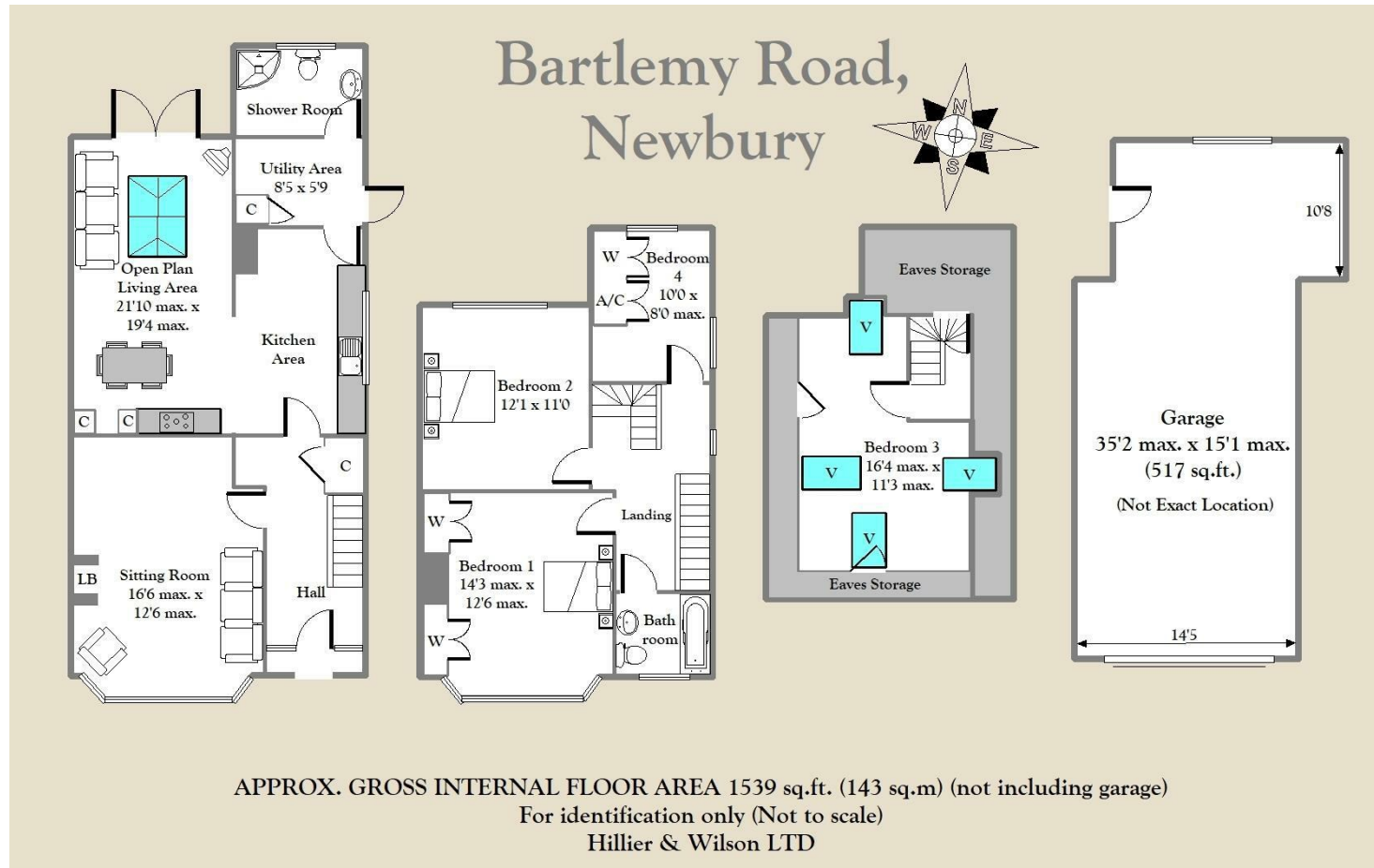
- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL ROAD
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- SPACIOUS LIVING ACCOMODATION
  - HEATED SWIMMING POOL
- OFF ROAD PARKING VIA DRIVEWAY

Services:  
Mains services are connected

EPC: D  
Full results can be  
sent on request.

Council Tax:  
Band F





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.