

# HILLIER & WILSON



Old Newtown Road, Newbury, RG14 7DE

## Old Newtown Road, Newbury

A beautifully presented four bedroom mock Victorian family home located in a sought after area on the south side of Newbury. The property falls within the catchment area of both the highly regarded St John's and St Bart's schools, whilst other benefits include gas central heating, double glazing, corner plot and off road parking. The ground floor comprises entrance hall, cloakroom, utility, family room, sitting room with log burner and double doors onto the garden, modern kitchen and a home office/gym. Upstairs, there is a principal bedroom with en-suite shower room and built-in wardrobes, three further double bedrooms (one of which has built-in wardrobe) and a family bathroom. Externally, there is a private and enclosed garden which is mainly laid to lawn with mature flower bed and hedge borders, a patio seating area and a 'Bothy' at the far end of the garden. To the front there is off road parking via driveway. Old 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. COMPLETE ONWARD CHAIN





- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS
- RECENTLY RENOVATED KITCHEN
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY
- AMPLE OFF ROAD PARKING
- ST JOHNS AND ST BARTS SCHOOL CATCHMENT
- \*COMPLETE ONWARD CHAIN\*

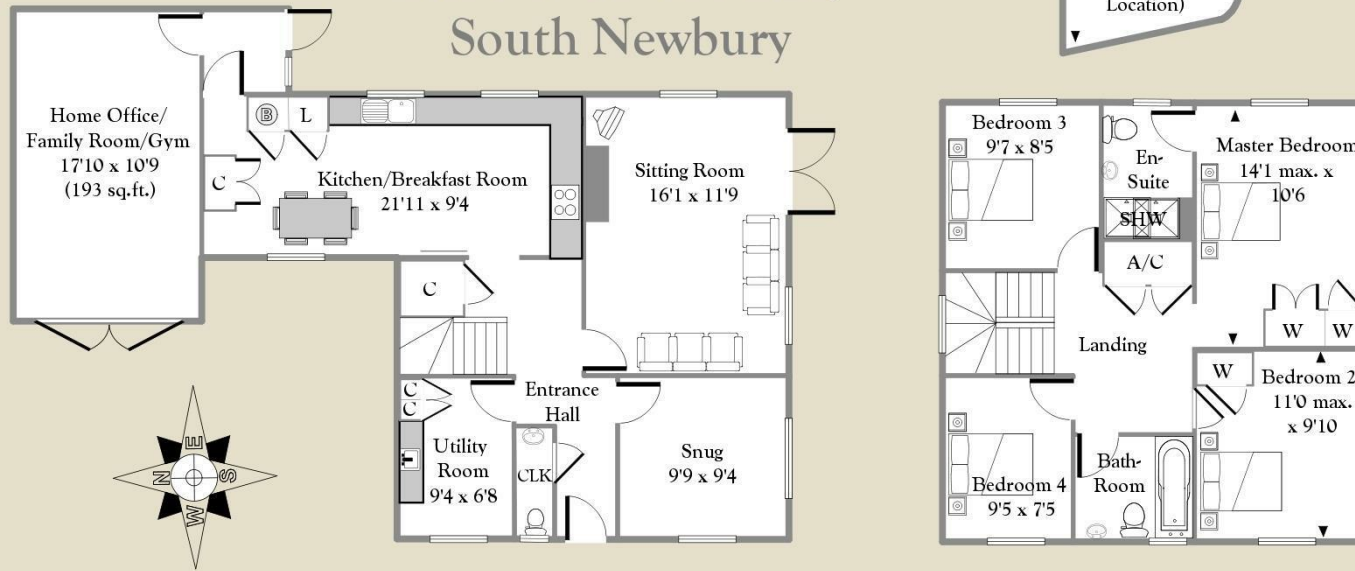
Services: Mains services are connected

EPC Rating: C

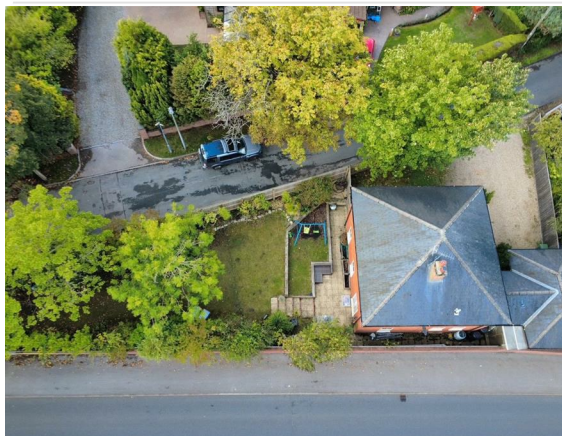
Council Tax Band: F



# The Tailors House, Old Newtown Road, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1597 sq.ft. (148 sq.m) (excluding 'Bothy')  
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.