

# HILLIER & WILSON



Deadmans Lane, Newbury, RG19 8XS

## Deadmans Lane, Newbury

A beautifully presented four bedroom detached family home, built by David Wilson Homes located on the south side of Newbury, within the catchment area of Park House School. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, office, sitting room leading through to dining room, a modern kitchen/breakfast room and utility room. On the first floor, there is a principal bedroom with en-suite shower room, three further double bedrooms (all of which have built-in wardrobes) and a family bathroom with separate shower. Externally, there is a well maintained, part walled rear garden which is mainly laid to lawn with both a stoned and patio seating areas; whilst to the front of the property, there is off road parking via a driveway that leads to a garage. Deadmans Lane is conveniently located for Newbury Retail Park, historic Greenham Common and Newbury town centre, which is just a short drive away. There are also excellent road communications with easy access to the A4, A34 and M4 at Junction 13 and A339, M3 at junction 6. NO ONWARD CHAIN





- FOUR BEDROOM DETACHED FAMILY HOME
- POPULAR DEVELOPMENT IN THE SOUTH OF NEWBURY
  - SPACIOUS LIVING ACCOMMODATION
  - PARK HOUSE SCHOOL CATCHMENT
- OFF ROAD PARKING & GARAGE
  - NO ONWARD CHAIN

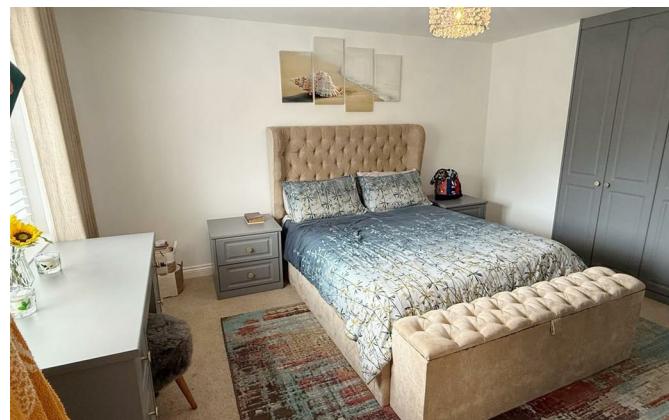
Services:

Mains services are connected  
(Service charge applies)

EPC: Rating C

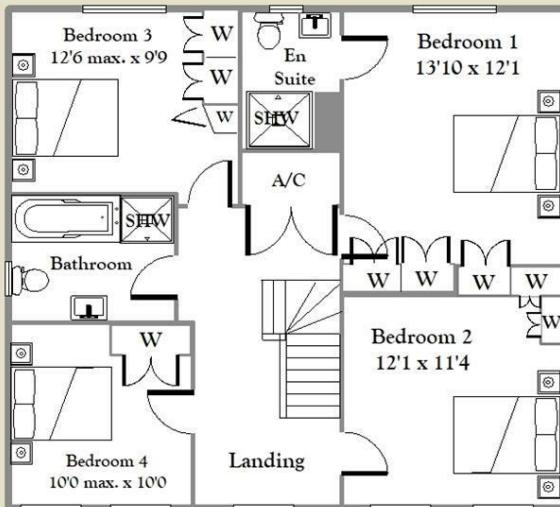
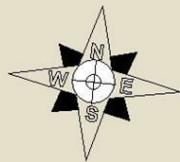
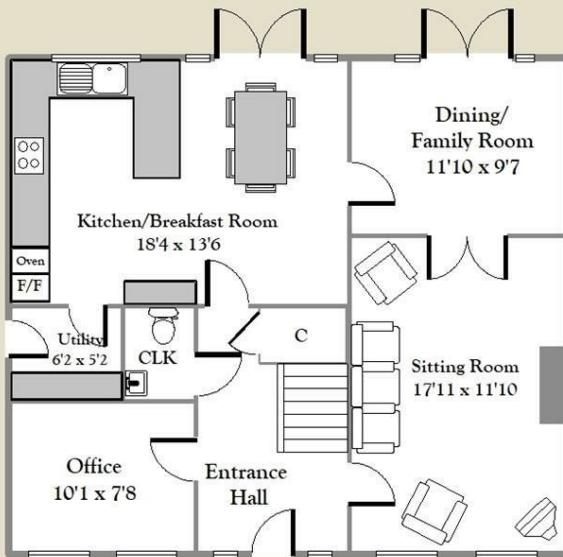
Full results can be sent on request

Council Tax: Band F



# Deadmans Lane, South Newbury

Garage  
17'2 x 9'0  
(157 sq ft.)  
(Not Exact  
Location)



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)