

# HILLIER & WILSON



*SHOTTACRE*, Battery End, Newbury, RG14 6NX

## Battery End, Newbury

A charming and substantial five bedroom detached family home located in a sought after residential road on the south side of Newbury. The property sits on a generous plot of 0.42 acres and is positioned behind metal gates, whilst other benefits include versatile accommodation approaching 2,000 sq.ft in size, gas central heating, double glazing, a variety of outbuildings, garage and off road parking. The ground floor comprises entrance hall, study/home office, sitting room, dining room, kitchen/breakfast room, lift access to the first floor, a double bedroom with ensuite and a wet room. Upstairs there are four bedrooms (one of which has the lift access), a family bathroom, a separate W.C and access to a large loft space. Externally there is a private and enclosed south facing rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio area. There is also an art studio/home office with power and light leading through to a store room, and then a workshop, store and garage at the front of the property along with ample 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.





- FIVE BEDROOM DETACHED FAMILY HOME
  - SUBSTANTIAL LIVING ACCOMMODATION
- GENEROUS PLOT MEASURING 0.42 ACRES
- SOUGHT AFTER RESIDENTIAL ROAD IN SOUTH NEWBURY
  - VARIETY OF OUTBUILDINGS INCLUDED
- AMPLE OFF ROAD PARKING BEHIND METAL GATES

Services:

Mains services are connected

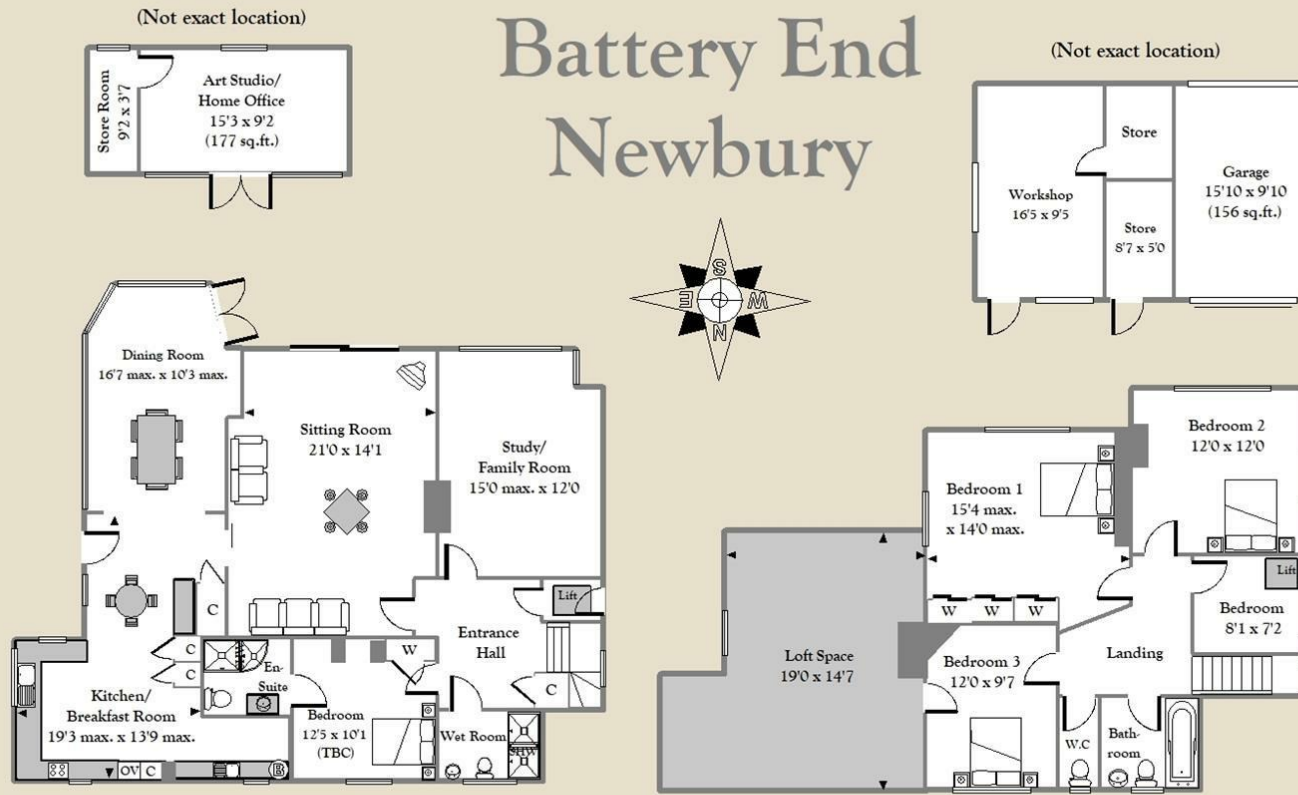
EPC: Rating D

Full results can be sent on request

Council Tax: Band G



# Battery End Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1986 sq.ft. (221 sq.m) (Excluding Studio, Garage, Stores & Loft Space) - For identification only - (Not to scale) - Hillier & Wilson LTD

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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.

Shottacre  
0.42 Acres