



HARRIER ROAD  
LEADING TO  
MERLIN ROAD





DOWNER & CO

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4 Harrier Road, Bishops Green,  
Newbury RG20 4AB  
Price: £195,000

## Features.

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-  2
-  2

## NO ONWARD CHAIN

**Description.** With the huge added bonus of its own garden, a smartly presented two double bedroom ground floor apartment in a village location several miles south east of Newbury with stunning countryside walks on your doorstep. This spacious apartment offers lots of natural light and has french doors from the dining area leading out to its own low maintenance garden.

The accommodation includes security entry system to communal hallway, front door to own hallway, spacious dual aspect living/dining room with french doors to rear to the rear garden, kitchen with integrated appliances, master bedroom with en-suite shower, further double bedroom, smart bathroom, garden with rear access to two allocated parking spaces.

### Lease details & outgoings:

Lease: 85-90 years remaining..  
Service Charge: £2,500 per annum including ground rent.



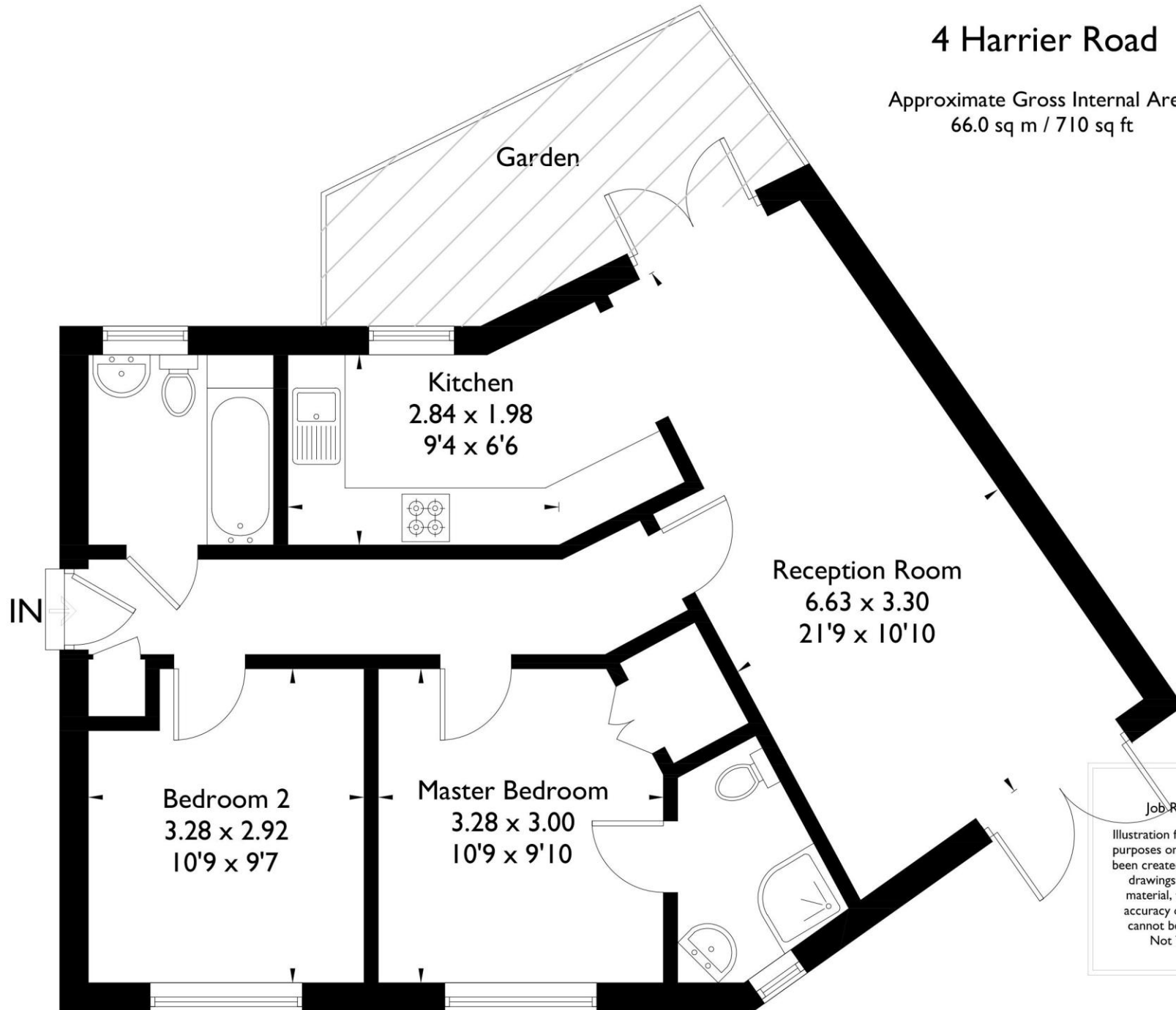
## Location.

A semi rural area just south east of Newbury and surrounded by beautiful countryside. Bishops Green offers a convenience store, while the nearby village of Ecchinswell has a church, a primary school and a traditional village public house. Further amenities including shops, cafes, restaurants, doctor/dental surgeries etc can be found in the nearby village of Kingsclere. The market town of Newbury is approx. three miles away with a mainline train station serving Reading, London Paddington and the West Country.



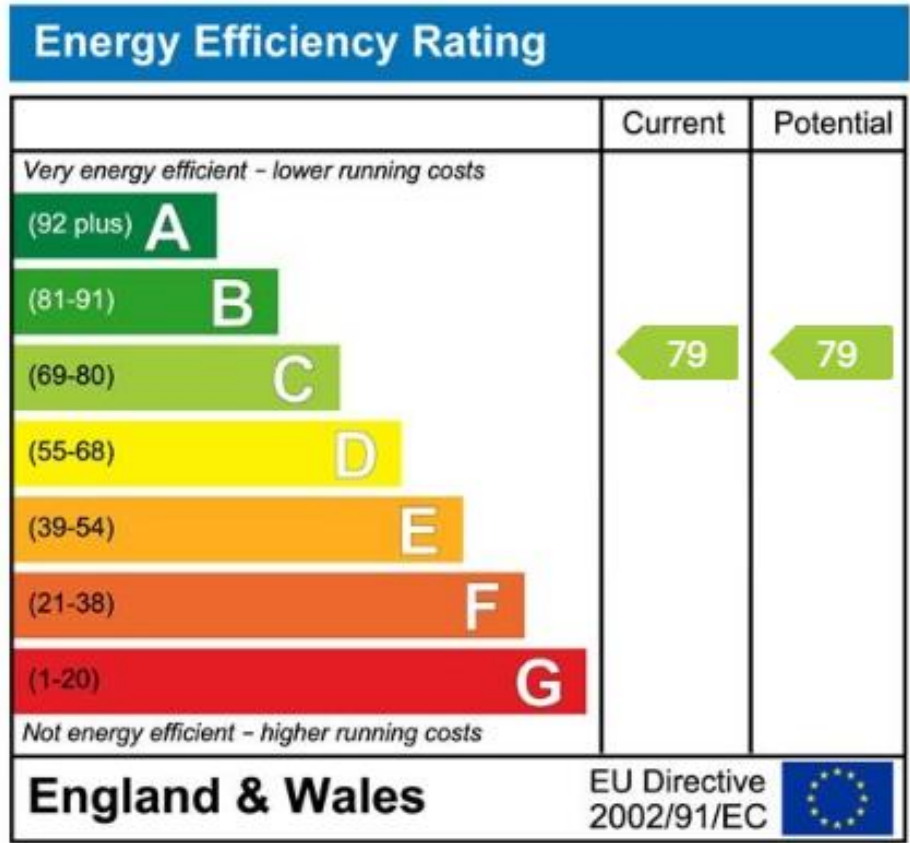
# 4 Harrier Road

Approximate Gross Internal Area  
66.0 sq m / 710 sq ft



Job Ref: 161274

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: C**  
2025/2026: £2,925.03.

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX

**01635 523777**

**www.downer.co.uk**