

# HILLIER & WILSON



Pyle Hill, Newbury, RG14 7JJ

## Pyle Hill, Newbury

A beautifully presented four bedroom detached family home located in a popular area neighbouring Stroud Green, just a short distance from Newbury town centre. The property offers spacious living accommodation and has been smartly extended throughout the years, whilst other benefits include gas central heating, uPVC double glazing, generous plot approaching 1/4 of an acre, ample off road parking and garage. The ground floor comprises entrance hall, study, cloakroom, utility, stunning kitchen/dining room with French doors onto the garden and sitting room. Upstairs there are four double bedrooms (one of which has built-in wardrobes), shower room and separate bathroom. Externally there is an easterly facing rear garden measuring 162ft in length and is mainly laid to lawn with mature borders and a decked area. To the front of the property there is ample off road parking via driveway and also a garage. Pyle Hill sits beside Stroud Green field which is ideal for dog walking, and also Newbury town centre is just a short distance away, along with the mainline railway station which provides regular direct links to London Paddington taking less than an hour. The property also falls within the catchment area of the highly regarded Park House school.





- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUS/SPACIOUS LIVING ACCOMMODATION
- STUNNING KITCHEN/DINING ROOM
  - NEIGHBOURING STROUD GREEN
  - GARDEN 162FT IN LENGTH
- SHORT DISTANCE TO NEWBURY TOWN CENTRE

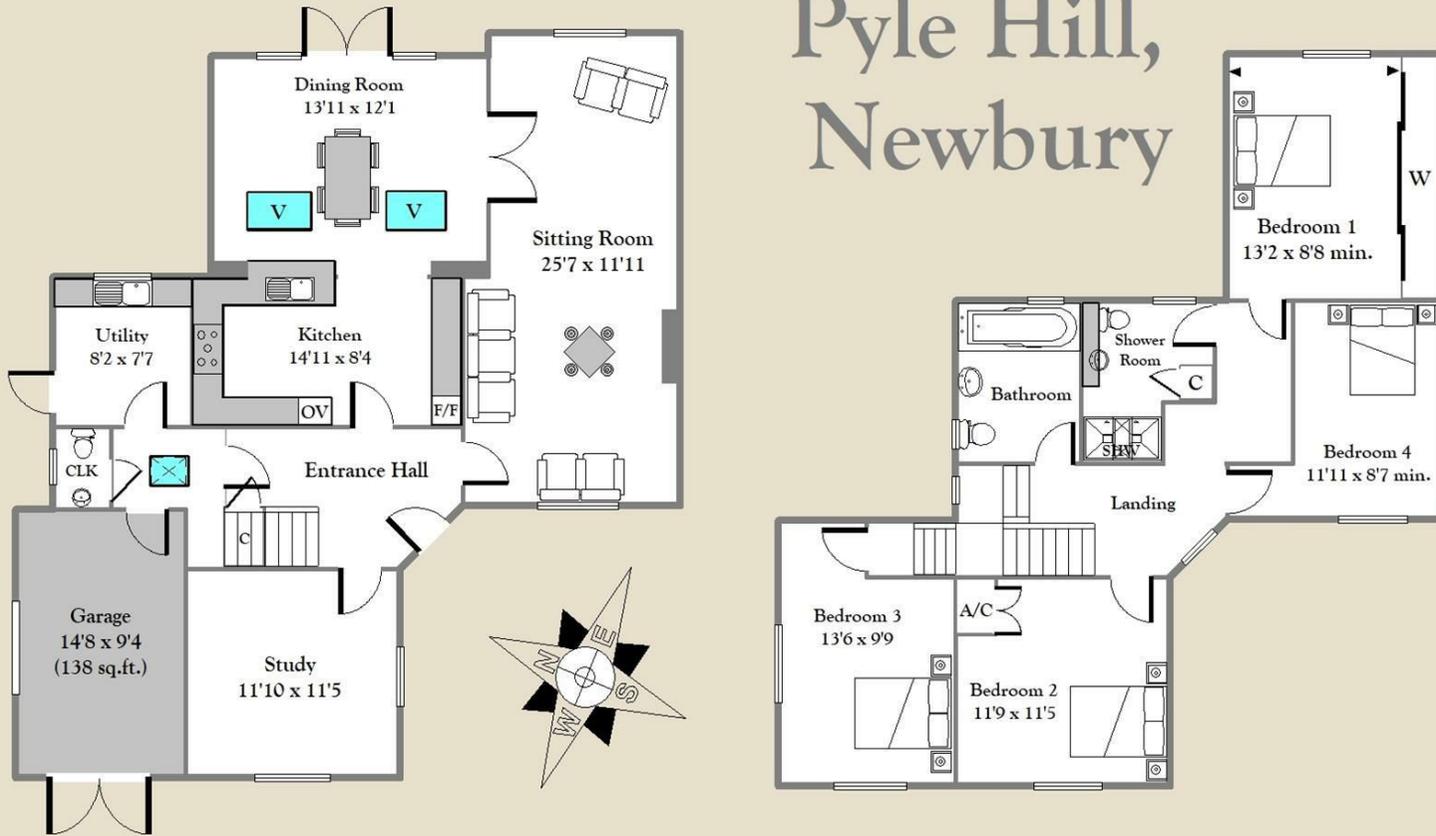
Services:  
Mains services are connected

EPC: Rating D  
Full results can be sent on request

Council Tax: Band F



# Pyle Hill, Newbury



APPROX GROSS INTERNAL FLOOR AREA 2002 sq.ft. (185 sq.m) (Including Garage)  
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.

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)

