

# HILLIER & WILSON



*WISHANGER*, Kendrick Road, Newbury, RG14 6PW

## Kendrick Road, Newbury

A stunning and eye-catching six/seven bedroom detached 1920's style family home, located in a highly desirable private road on the south side of Newbury. The property boasts spacious living accommodation over three floors and sits on a generous southerly facing plot measuring 0.4 acres, whilst other benefits include gas central heating, double glazing, detached double garage with guest bedroom suite and ample off road parking. The ground floor comprises porch, cloakroom, entrance dining hall, cinema room, sitting room, kitchen/breakfast area with larder cupboard and utility room. On the first floor there is a principal bedroom with en-suite shower room, fitted wardrobes and access to a balcony, two further double bedrooms, family bathroom with separate shower and inner landing leading to the second floor, whilst on the top floor, there are three double bedrooms. Externally there is a stunning rear garden which is mainly laid to lawn with mature flower beds and hedge border, then to the front of the property is a single garage, double garage with a double bedroom guest suite above and ample off road parking via driveway behind secure gates. Kendrick Road is ideally located close to the local amenities of Wash Common whilst also just a short drive 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.





- SIX / SEVEN BEDROOM DETACHED FAMILY HOME
- STUNNING 1920's STYLE
- DESIRABLE PRIVATE ROAD IN SOUTH NEWBURY
  - SPACIOUS LIVING ACCOMODATION
- SOUTHERLY FACING PLOT MEASURING 0.4 ACRES IN SIZE
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT

Services:

Mains services are connected

EPC: Rating D

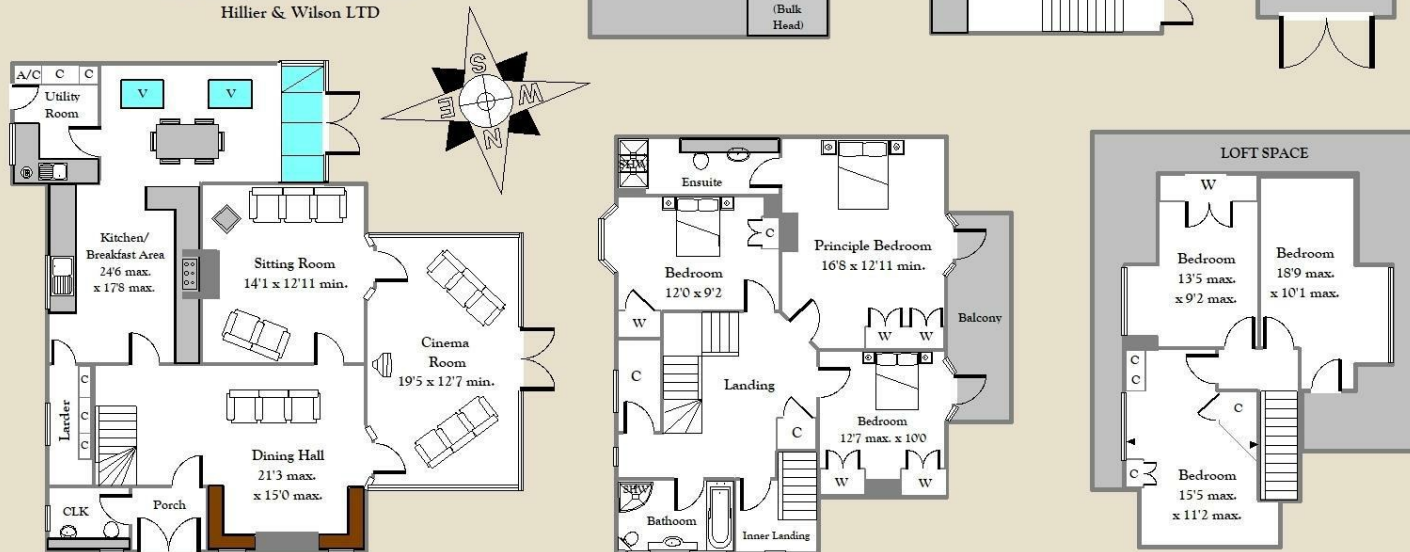
Full results can be sent on request

Council Tax: Band G



# Kendrick Road Newbury

APPROX GROSS INTERNAL FLOOR AREA  
2658 sq.ft. (247 sq.m)  
Guest Suite 272 sq.ft. - Double Garage 404 sq.ft.  
Single Garage: 220 sq.ft.  
GRAND TOTAL 3554 sq.ft (330 sq.m)  
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)

