HILLIER & WILSON



Edgecombe Lane, Newbury, RG14 2HJ

Tel: 01635 522044
Sales@HillierAndWilson.co.uk

Offers Invited £560,000

Edgecombe Lane, Newbury

A pleasantly charming and surprisingly spacious four bedroom family home hidden down a quiet residential road on the north side of Newbury.

The property has four generously proportioned double bedrooms, ample living accommodation (that totals 1790 sq.ft). and offers the ideal blend of modern comfort and character features with double glazed wooden sash windows, wood floorboards and feature fireplaces. The property further benefits from an unusually large plot, off-road parking and gas central heating.

The ground floor comprises of a spacious and welcoming dining hall, study, sitting room (with a log burner), an open plan kitchen/breakfast room, utility room and a cloakroom. Upstairs, the principal bedroom is complete with an ensuite shower room. There are also three further double bedrooms (one of which has a storage room) and a family bathroom.

Externally, there is enclosed rear garden which is mainly laid to lawn with a raised patio seating area; whilst to the front there is off road parking via driveway.

Edgecombe Lane is just a few minutes' drive from Vodafone headquarters and Newbury town centre whilst the railway station has main line links to London, Paddington in under an hour. There are also excellent road communications with easy access to the A4, A34 and M4 at Junction 13.

* NO ONWARD CHAIN *









- CHARACTERFUL & SPACIOUS FOUR BEDROOM FAMILY HOME
- FOUR DOUBLE BEDROOMS & ENSUITE TO PRINCIPAL BEDROOM
- UNUSUALLY LARGE PLOT WITH 'SECRET GARDEN'
- OFF-ROAD PARKING VIA DRIVEWAY
- QUIET RESIDENTIAL ROAD IN NORTH NEWBURY
- * NO ONWARD CHAIN *

Services: Mains services are connected

EPC Rating: D
Full results can be sent on request

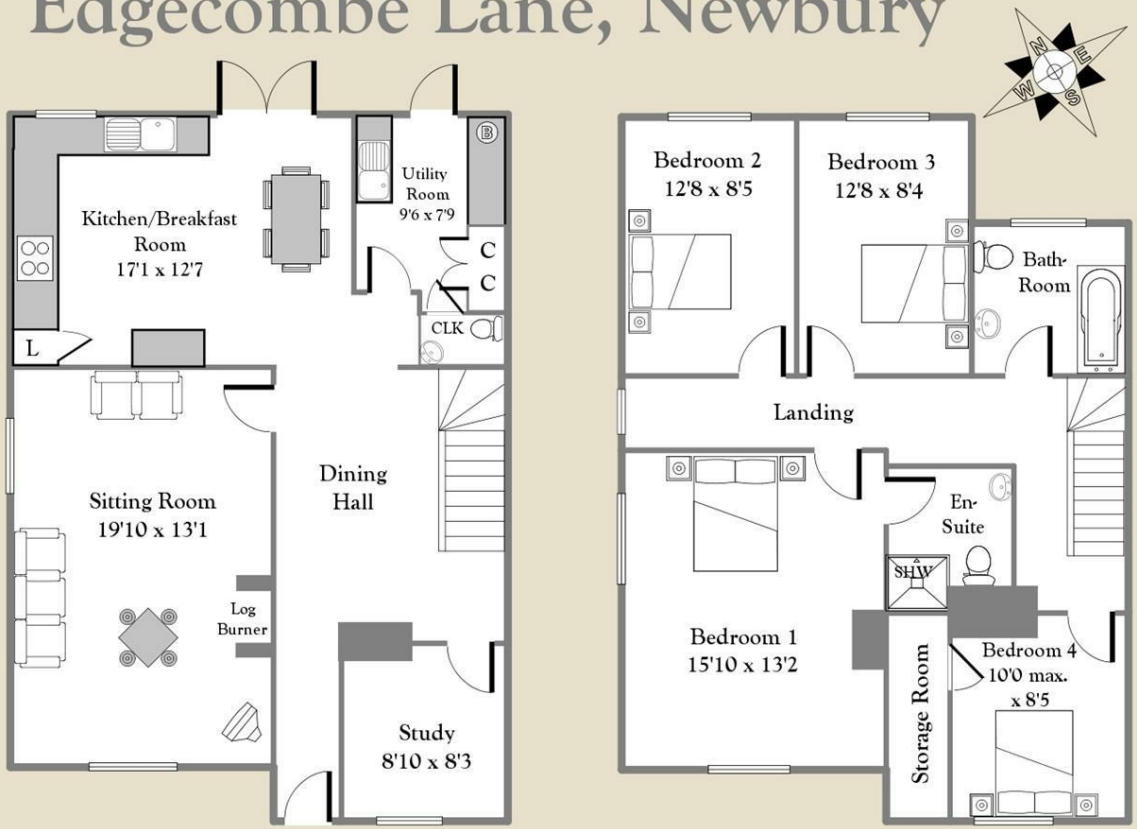
Council Tax Band: E







Edgecombe Lane, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1790 sq.ft. (166 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.

