

# HILLIER & WILSON



Lopcombe Place, Wash Water, RG20 0BR

## Lopcombe Place Wash Water

A well-presented two bedroom detached home located in the sought after Wash Water area, just a short drive from Newbury. The property is within a landmark development with views over open countryside and offers potential to extend (SSTC) whilst other benefits include 5 years NHBC remaining, air source heating and solar hot water, uPVC triple glazing and off road parking. The ground floor accommodation comprises entrance hall, cloakroom, sitting room with log burner, kitchen/breakfast room and a versatile extension to the rear. Upstairs there are two double bedrooms, one with en-suite bathroom, the other with en-suite shower room, and both with fitted wardrobes. Externally there is a generous wrap-around garden which is mainly laid to lawn with a patio area. To the front of the property there is ample off road parking via driveway behind gates. Wash Water is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase.





- TWO BEDROOM DETACHED HOME
- POTENTIAL TO EXTEND (STTC)
- SOUGHT AFTER AREA OF WASH WATER
- GENEROUS WRAP-AROUND GARDEN
- SHORT DRIVE TO NEWBURY
- AIR SOURCE HEATING & SOLAR HOT WATER

Services:

Mains services are connected (Except gas)

EPC: Rating B

Full results can be sent on request

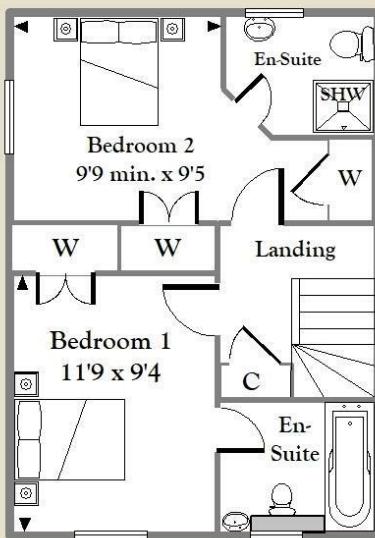
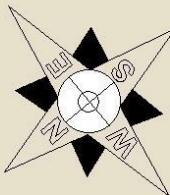
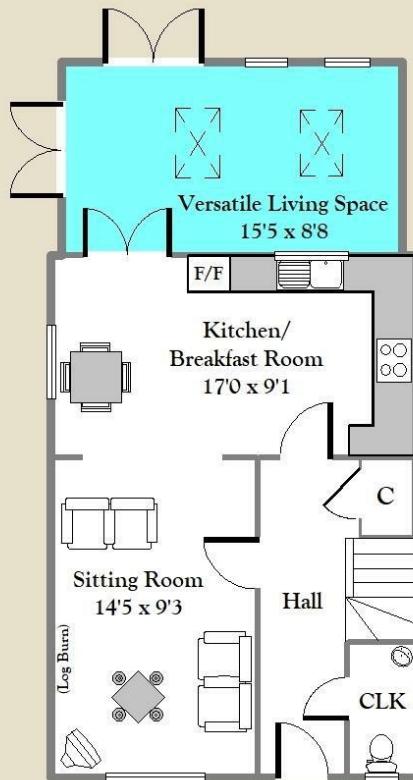
Council Tax: Band E



# Lopcombe Place, Wash Water

APPROX. GROSS INTERNAL FLOOR AREA 964 sq ft. (89 sq.m)

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.

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