

# HILLIER & WILSON



Conifer Crest, Wash Common, RG14 6RR

## Conifer Crest, Newbury

A beautifully presented four bedroom detached family home located in the sought after Wash Common area of south Newbury which falls within the catchment for the highly regarded Falkland and Park House schools. The property has been extended by the current owners creating spacious living accommodation, whilst also boasting a generous corner plot measuring in excess of  $\frac{1}{4}$  of an acre in size. The ground floor comprises entrance hall, dining room/study, sitting room, home office/family room, utility room, shower room and open-plan kitchen/breakfast room with bi-folding doors onto the garden. Upstairs there is principal bedroom with dressing room, double depth wardrobe and en-suite shower room, a double bedroom with en-suite shower room and access to a balcony, two further double bedrooms (one of which also has access to the balcony) and a family bathroom. Externally there is an enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area, whilst to the front of the property there is ample off road parking via driveway. Conifer Crest is ideally located close to the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. There are regular direct rail links from Newbury station to London Paddington taking less than an hour.





- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXTENDED BY THE CURRENT OWNERS
- SPACIOUS LIVING ACCOMMODATION
- CORNER PLOT MEASURING IN EXCESS OF 1/4 ACRE
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT

Services:

Mains services are connected

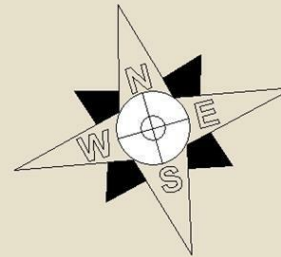
EPC: Rating D

Full results can be sent on request

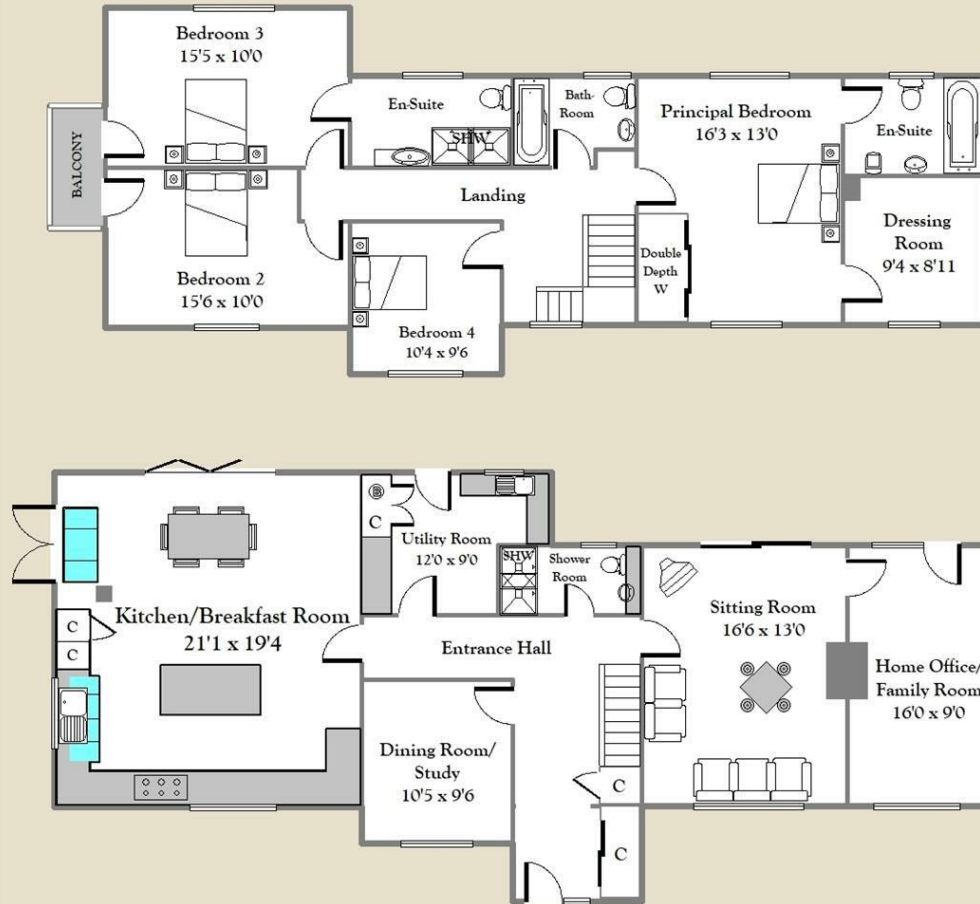
Council Tax: Band E



# Conifer Crest Newbury



APPROX. GROSS INTERNAL  
FLOOR AREA 2286 sq.ft. (212 sq.m) -  
Hillier & Wilson LTD  
For identification only -  
Not to scale



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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