HILLIER & WILSON



Enborne Lodge Lane, Newbury, RG14 6RH

Enborne Lodge Lane, Newbury

NO ONWARD CHAIN

A two bedroom first floor executive apartment located within a prestigious gated development and set in beautifully maintained grounds of approximately 7.2 acres on the southern side of Newbury.

Enborne Lodge is approached via a private road lined with specimen trees and the elegant apartment has stunning westerly views over neighbouring fields towards down land. Benefits include gas central heating, double glazing, secure video entry system, lift access and secure parking.

The light and airy accommodation comprises spacious entrance hall with storage cupboards, kitchen/breakfast room with top-of-the-range fitted appliances, sitting room with Juliette balcony, principal bedroom with en-suite shower room and built-in wardrobes, a second double bedroom with built-in wardrobe and a family bathroom.

Externally there is parking at the front of the property and extensive grounds as well as a network of woodland walks. Close by, Falkland Cricket Club and grounds are within walking distance with handsome new pavilion with restaurant and bar facilities.

Enjoying the best of both worlds with stunning grounds which offer an idyllic rural setting whilst conveniently located just a short drive from Newbury with its range of shopping and leisure facilities. Access to the A34 is nearby at Wash Water whilst the mainline station in Newbury enables travel to London Paddington in under an hour.









- TWO BEDROOM FIRST FLOOR APARTMENT
- LOCATED IN A PRESTIGIOUS DEVELOPMENT
- SET IN BEAUTIFUL GROUNDS OF APPROX. 7.2 ACRES
- BOASTING STUNNING VIEWS OVER NEIGHBOURING FARMLAND
- SITUATED BEHIND A SECURE GATED ENTRANCE
- **NO ONWARD CHAIN**

Services: Mains services are connected
Service Charge: £3,450 per annum
Ground Rent: £500 per annum
Lease Length: 100 years remaining

EPC: C Full results can be sent on request

Council Tax Band: D

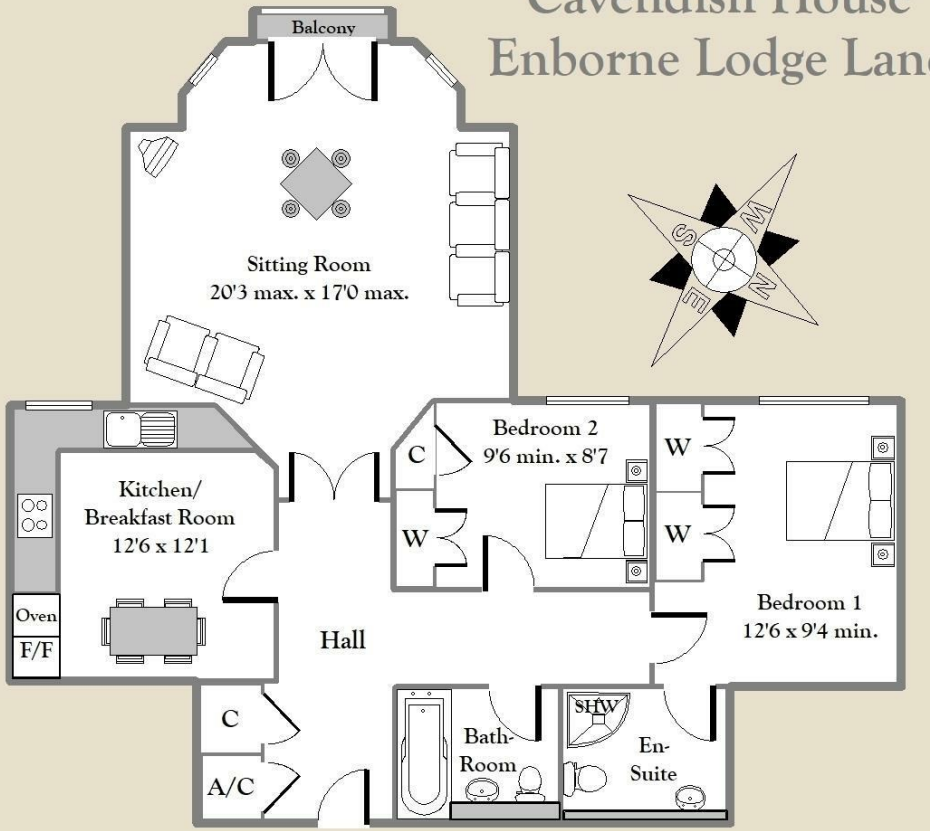








Cavendish House
Enborne Lodge Lane



APPROX GROSS INTERNAL FLOOR AREA 939 sq.ft (87 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.

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