

# HILLIER & WILSON



Bartlemy Road, Newbury, RG14 6LA

## Bartlemy Road, Newbury

A handsomely extended 1930s three bedroom semi-detached family home that has been fully renovated throughout to a high specification and located on one of South Newbury's most popular residential roads and falling within the catchment areas of the highly regarded St Bart's and John Rankin schools. The property has the potential for further extension by way of converting the loft (subject to the usual consents) whilst other benefits include a large garden, a stunning modern kitchen/breakfast/dining room, off-road parking, gas central heating and uPVC double glazing. The ground floor comprises of an open porch, entrance hall, sitting room, downstairs cloakroom and a beautiful open plan shaker style kitchen/breakfast/dining room. Upstairs, there are three double bedrooms (two of which have built in wardrobes) and a modern family bathroom. Externally, there is a gravel driveway to the front of the house and a freestanding part garage/workshop. There is also a good-sized, enclosed rear garden measuring over 100 ft. in length, with patio area, breeze hut with power and heating, log cabin with power and a lawn backing onto allotments. Bartlemy Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

\*NO ONWARD CHAIN\*





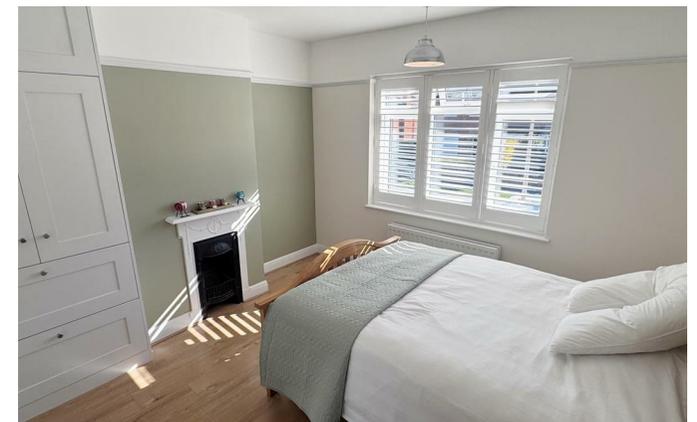
- HANDSOMELY EXTENDED 1930s THREE BED SEMI
  - FULLY RENOVATED THROUGHOUT
  - ST BART'S AND JOHN RANKIN SCHOOL CATCHMENT
  - GARDEN IN EXCESS OF 100 FT. WITH BREEZE HUT AND HOME OFFICE
  - POTENTIAL TO CONVERT LOFT (subject to consents)
    - \*NO ONWARD CHAIN\*

Services: Mains services are connected

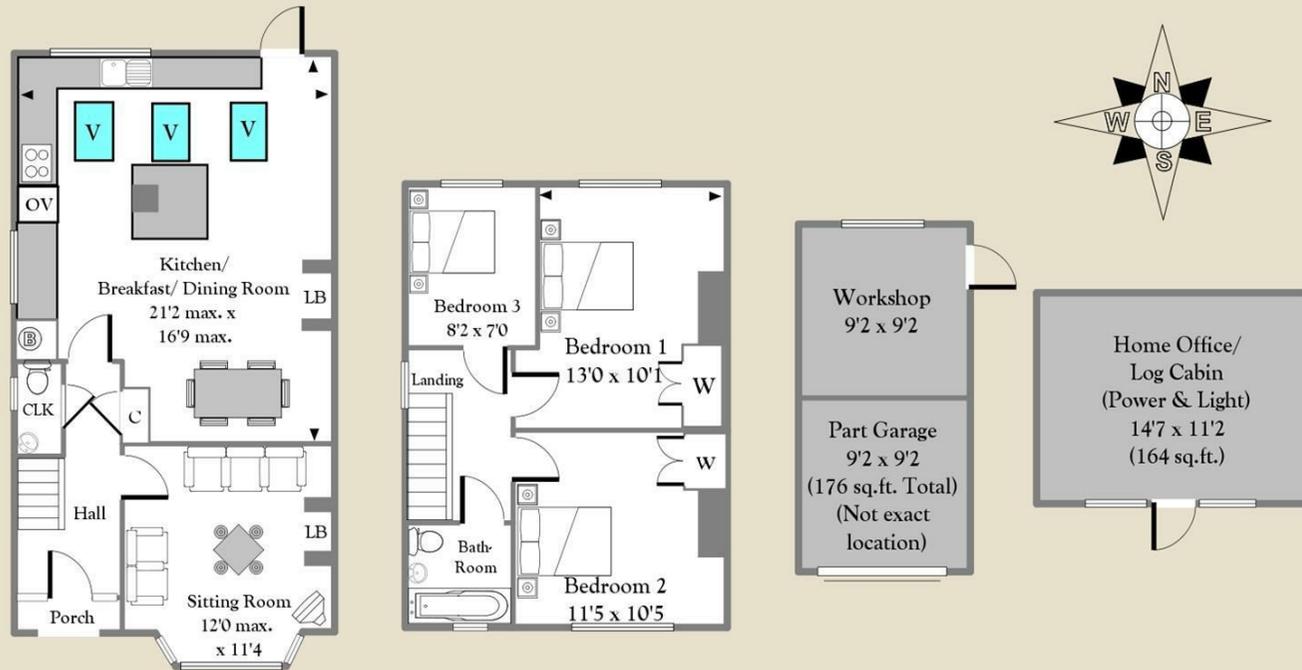
EPC Rating: D

Full results can be sent on request

Council Tax Band: D



# Bartlemy Road, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 983 SQ.FT. (91 sq.m)  
 (Excluding Garage, Workshop & Home Office/Log Cabin) - 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.

