

# HILLIER & WILSON



HYAKINTHOS, Newbury, West Berkshire , RG7 6SU

## Hyakinthos, Upper Bucklebury

A beautifully presented four bedroom detached family home in excess of 3,000 sq.ft, located in the sought-after village of

Upper Bucklebury, originally dating from 1927 and subsequently extended to provide a deceptively large and versatile residence. The property has planning permission for an annex and a kitchen extension and sits on a plot measuring a quarter of an acre, whilst other benefits include majority fixtures & fittings, uPVC double glazing, oil-fired central heating, ample driveway parking, double garage and a stunning rear garden backing onto a paddock. The ground

floor comprises entrance hall, cloakroom with separate W/C, dining room, family room, drawing room with sliding door to the garden, kitchen/breakfast room and utility room. There is also a purpose built games room/home office on the basement level. On the first floor there is a spacious master bedroom and en-suite with roll-top bath and power shower, a guest bedroom – also with an en-suite bathroom, two further double bedrooms and a family bathroom with large tub and power shower. Externally, there is a pretty front garden, a large gated driveway and double garage with electric up-and-over door. To the rear of the house is a

beautiful and very private enclosed garden that is immaculately kept and features a patio area, manicured lawn, established borders and an ornamental pond. Upper Bucklebury is located approximately 5 miles to the north-east of Newbury and has a general store, a village inn and a well-regarded C of E primary school. Hyakinthos also falls within the catchment area of the renowned Kennet School. The nearby town of Thatcham provides a regular direct rail link to London, Paddington taking less than an hour.

\*COMPLETE ONWARD CHAIN\*





- FOUR LARGE RECEPTION & BEDROOMS / VERY LARGE BASEMENT ROOM FOR BOTH HOME OFFICE & GAMES ROOM (Table tennis table and exercise machine included)
- LARGE REAR GARDEN (not overlooked - secluded large lawn, ideal for children to play, two dining areas & brick built BBQ)
- 15 MINUTE DRIVE TO M4 (J12 & J13) 5 MINUTES TO THATCHAM STATION & 15 MINUTES TO NEWBURY CENTRE
- PLANNING PERMISSION FOR SINGLE STORY 'GRANNY' EXTENSION APPROVED
- SCHOOLS; PRIMARY SCHOOL IN WALKING DISTANCE, OTHER STATE AND INDEPENDENT SCHOOLS NEARBY
- FURNITURE AVAILABLE IF REQUIRED

Services:

Mains services are connected (Except gas)

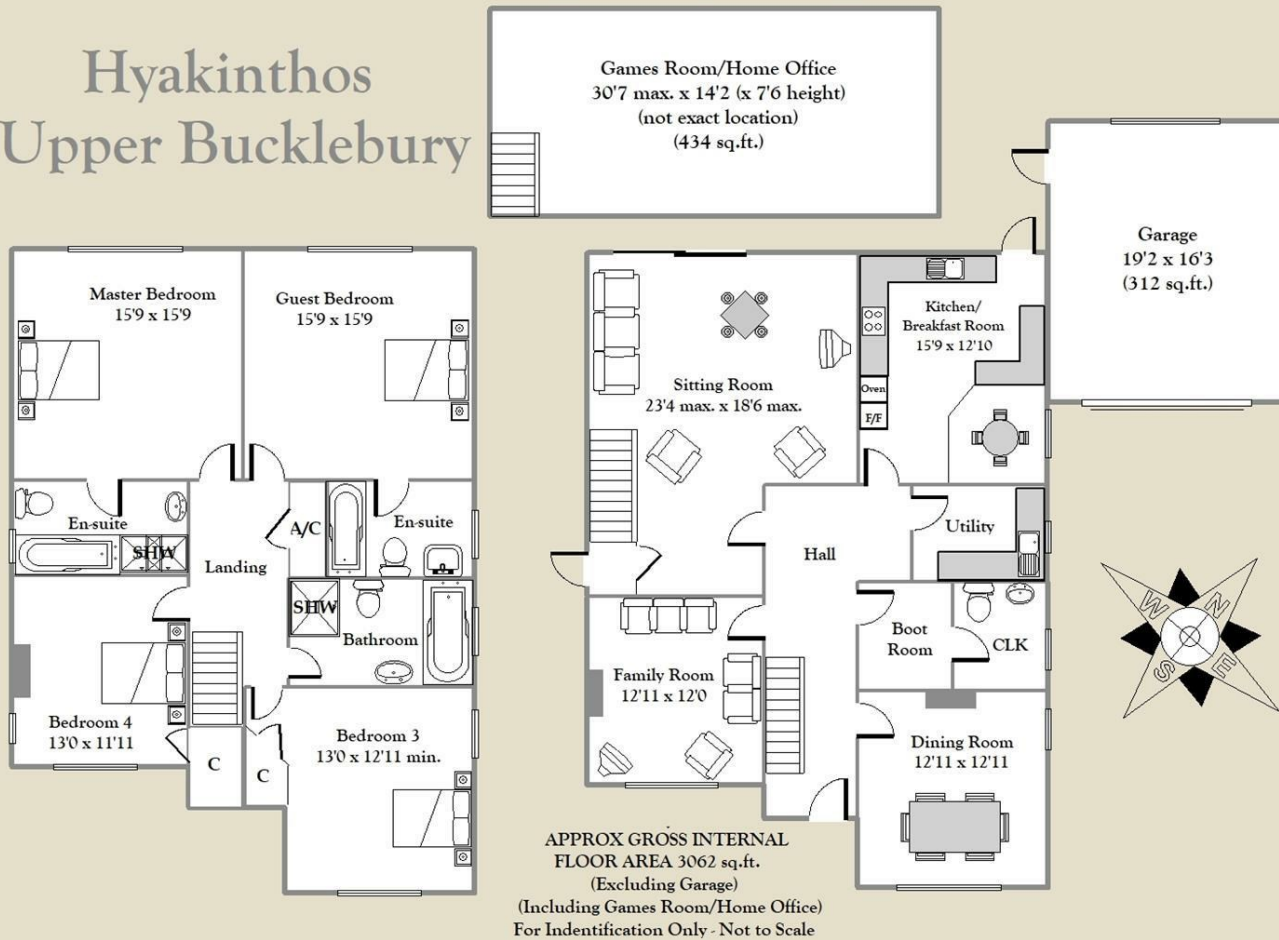
EPC: Rating E

Full results can be sent on request

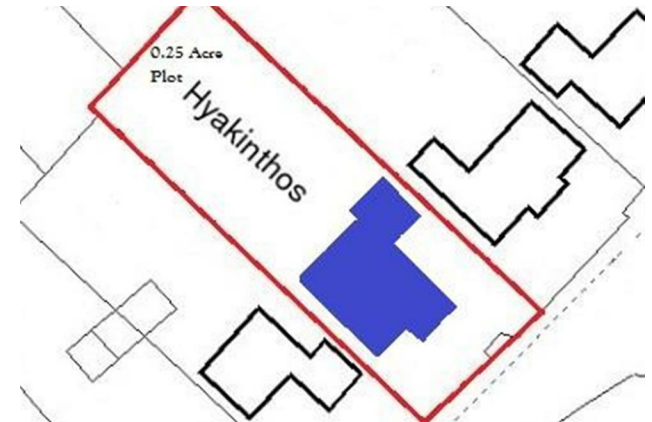
Council Tax: Band E



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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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