

# HILLIER & WILSON



*Woodpecker Cottage, Pinchington Lane, Newbury, RG19 8SR*

## Pinchington Lane Newbury

A charming yet modern and individual four bedroom detached family home located in a sought after position just a stone's throw from Greenham Common. The property is approximately 1725 sq ft and offers spacious living accommodation whilst other benefits include gas central heating, double glazing, ample off road parking and a large cabin which is 282 sq ft. The ground floor accommodation comprises entrance hall, cloakroom, utility, sitting room with open fire, kitchen/dining room, garden room and Home Office/boot room. Upstairs there is a principal bedroom with en-suite shower room and built-in wardrobes, three further bedrooms and a family bathroom. Externally there is an established, south facing rear garden which is mainly laid to lawn with mature trees/shrubs, a patio area and direct walk access to Greenham Common with consents. To the front of the property there is ample off road parking and also access to a spacious cabin which offers a kitchen, bathroom, living space and a mezzanine level.

Pinchington Lane is located beside Greenham Common offering picturesque walks throughout the year, and also falls within the catchment area of the highly regarded Park House School. The property is located just a short drive from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- FOUR BEDROOM DETACHED FAMILY HOME
- CHARMING INDIVIDUAL RESIDENCE
- STONES THROW FROM GREENHAM COMMON
  - SPACIOUS LIVING ACCOMMODATION
- SITS ON A 0.25 ACRE PLOT
  - SPACIOUS CABIN ACCOMMODATION

Services:

Mains services are connected

EPC: Rating C

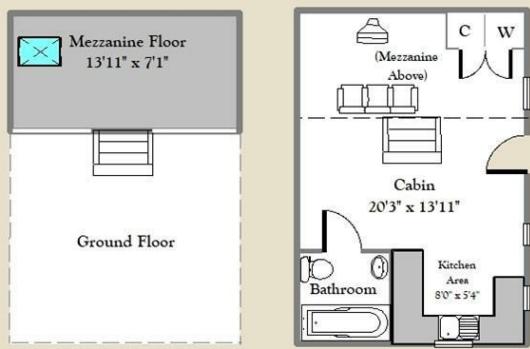
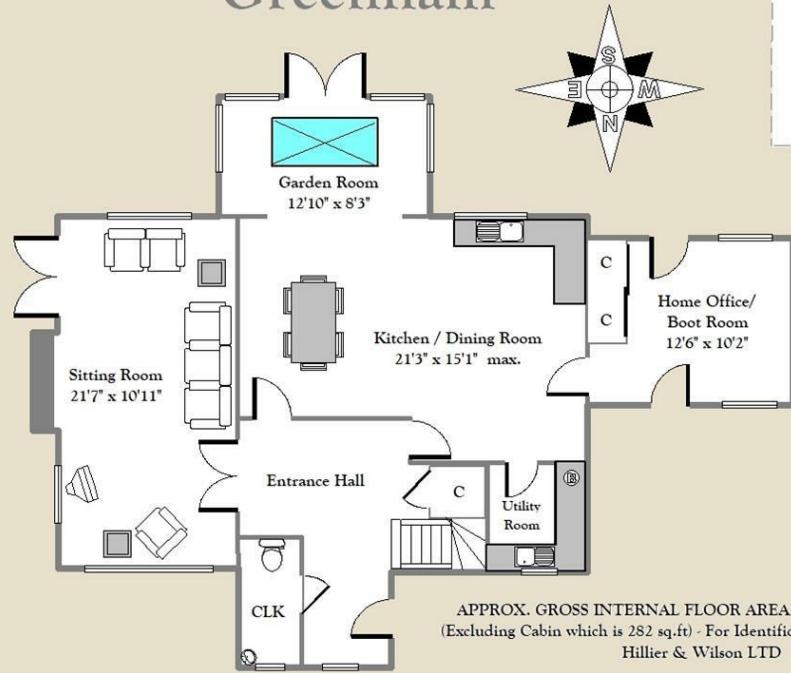
Full results can be sent on request

Council Tax: Band F

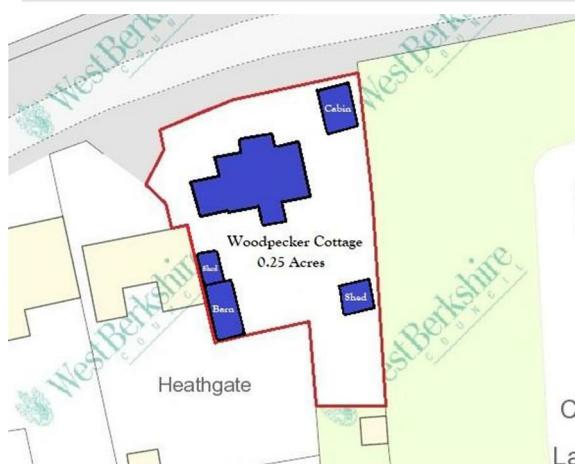


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## Pinchington Lane, Greenham



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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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