

# HILLIER & WILSON



Kingsland Grange, Newbury, RG14 6LH



## Kingsland Grange, Newbury

A substantial four bedroom detached family home located in a sought after cul-de-sac on the south side of Newbury, which falls within the catchment area of the highly regarded John Rankin and St Bart's schools. The property offers spacious living accommodation measuring in excess of 2,000 sq.ft and benefits from gas central heating, uPVC double glazing, ample off road parking and garage. The ground floor comprises porch, modern kitchen, utility room, dining/family room, sitting room, cloakroom and study. Upstairs there is a principal bedroom with en-suite shower room and built-in wardrobe, three further double bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally there is a private and enclosed south westerly facing rear garden which is mainly laid to lawn with mature hedge borders and a patio area, whilst to the front of the property there is a lawn area, double garage and ample off road parking via driveway. Kingsland Grange is ideally located close to the local amenities of Wash Common whilst also just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. \*NO ONWARD CHAIN\*







- FOUR BEDROOM DETACHED HOME
- JOHN RANKIN AND ST BART'S SCHOOL CATCHMENT
- DESIRABLE RESIDENTIAL CUL DE SAC
- MODERN KITCHEN AND UTILITY ROOM
- PLOT MEASURING APPROXIMATELY 0.2 ACRE
- \*\*NO ONWARD CHAIN\*\*

Services:

Mains services are connected

EPC: Rating D

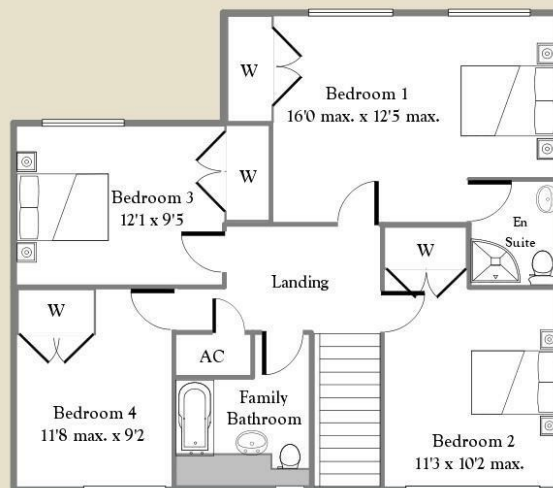
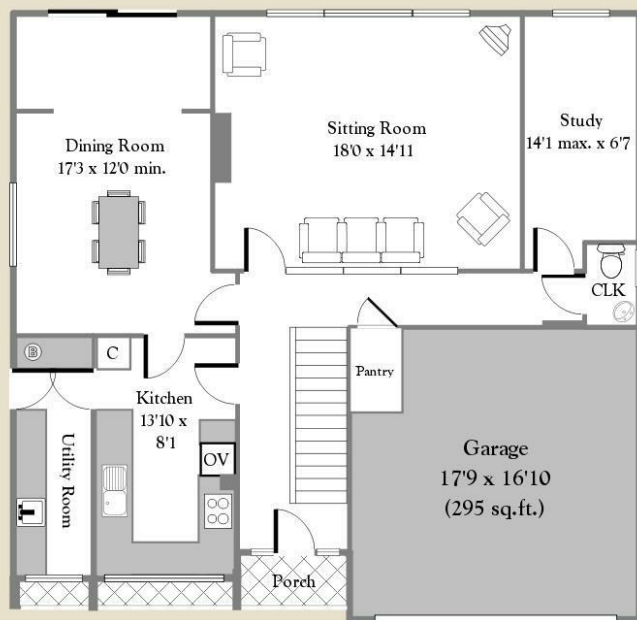
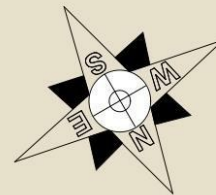
Full results can be sent on request

Council Tax: Band F

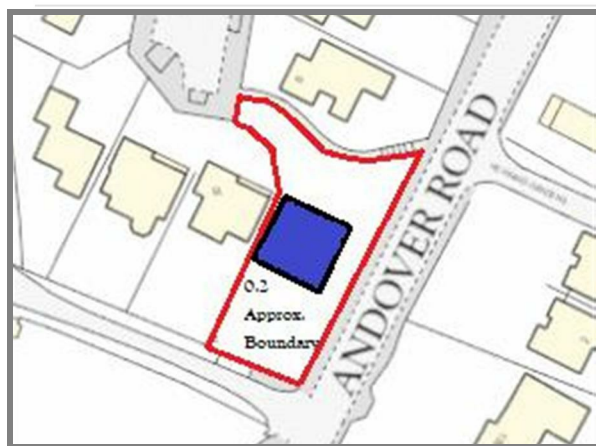
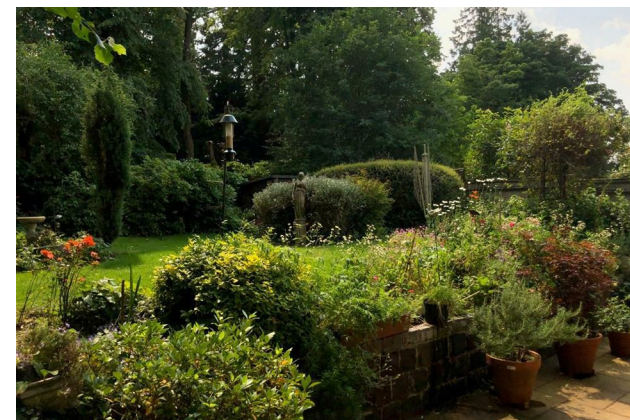




# Kingsland Grange, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2042 sq.ft. (189 sq.m.) (Including Garage)  
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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