

HILLIER & WILSON



ABBOTS HOUSE - Monks Lane, Newbury, RG14 7RN

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A splendid five bedroom detached family home set back from a popular residential road in south Newbury, offering spacious living accommodation across three floors, totalling in excess of 3,000 sq.ft. (including double garage). Abbots House was constructed by Westbuild in 2004 to a high specification and is located down a private access driveway just off Monks Lane that provides ready access to local amenities including local shops and a David Lloyd Leisure Club as well as falling within the catchment of the highly regarded Park House and Falkland Primary schools.

Other benefits include a delightful south-facing garden, double garage, double glazing and gas central heating. The ground floor comprises of an entrance hall, study, cloakroom, dining room, sitting room (with a log burner), utility room and an open plan Ben Heath

kitchen/breakfast room that takes advantage of the southerly aspect with large skylight and velux window. The second floor comprises of a large landing space, principle bedroom complete with a full ensuite bathroom and built-in wardrobes, similarly, the second bedroom also benefits from an ensuite shower room and there are three further bedrooms and a family bathroom while the third floor is given away to a spacious bonus room and provides access to storage within the eaves. Externally, the private rear garden is primarily laid to lawn and bordered by mature bushes and trees. Monks Lane is conveniently located for the local amenities of Wash Common and Newbury Retail Park, whilst Newbury town centre and mainline railway station are just a short drive away.

NO ONWARD CHAIN





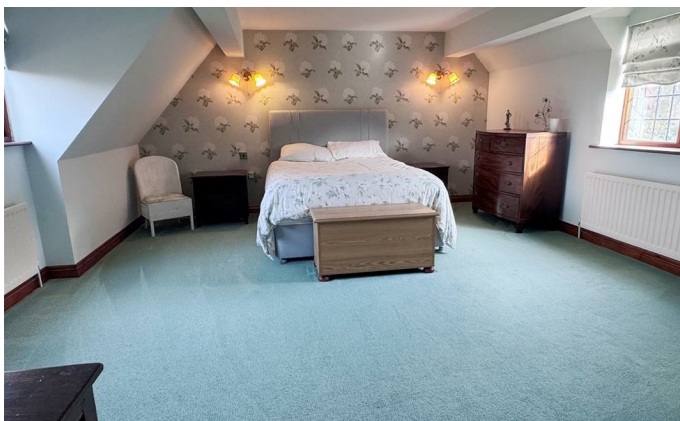
- A SPACIOUS FIVE BED DETACHED FAMILY HOME
- LIVING ACCOMMODATION IN EXCESS OF 3,000 SQ.FT ACROSS THREE FLOORS (INCLUDING DOUBLE GARAGE)
- PRIVATE ACCESS DRIVEWAY
- SOUTH-FACING PRIVATE GARDEN
- PARK HOUSE AND FALKLAND SCHOOL CATCHMENTS
- *NO ONWARD CHAIN*

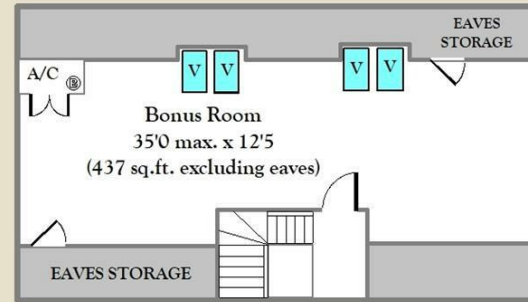
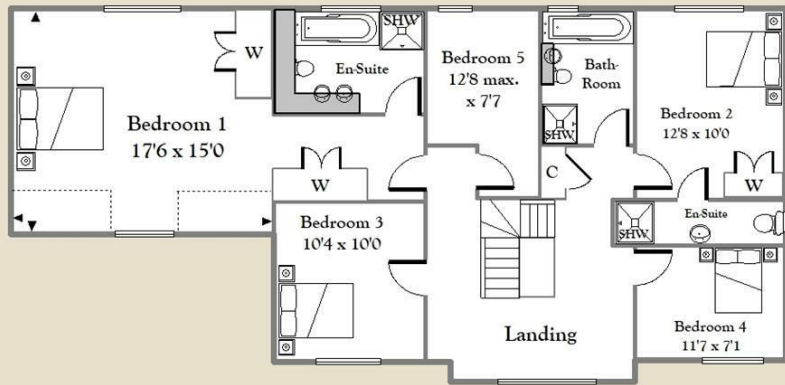
Services:

Mains services are connected

EPC Rating: C

Full results can be sent on request
Council Tax Band: G

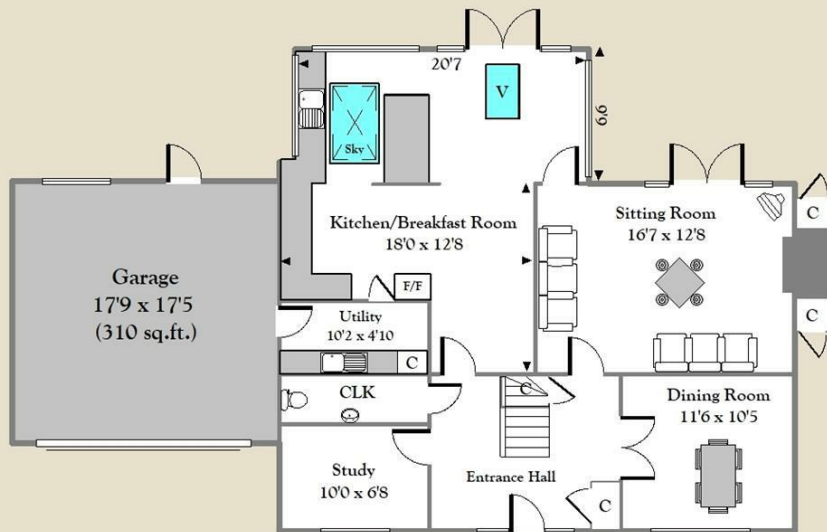




Monks Lane South Newbury



APPROX GROSS
INTERNAL FLOOR AREA 2697 sq.ft. (250 sq.m)
(Excluding 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.