

# HILLIER & WILSON



Abbey Close, Newbury, RG14 7QX



## Abbey Close, Newbury

A spacious four bedroom detached family home located in a popular residential area of South Newbury promising open plan living, a stunning kitchen/dining room and falling within the catchment area of the highly regarded St John's, St Nic's and St Bart's schools. The property benefits from bi-fold doors that open out onto a south-facing, landscaped rear garden. Other benefits include ample off-road parking, integrated garage, uPVC double glazing and gas central heating. The ground floor comprises of a porch, sitting room, spacious kitchen/dining room and downstairs cloakroom. Upstairs, there is a principle bedroom complete with ensuite shower room, three further bedrooms (two of which have built in wardrobes) and a family bathroom. Externally, there is a low maintenance private rear garden, patio and covered pergola while to the front of the property is driveway parking. Abbey Close 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.





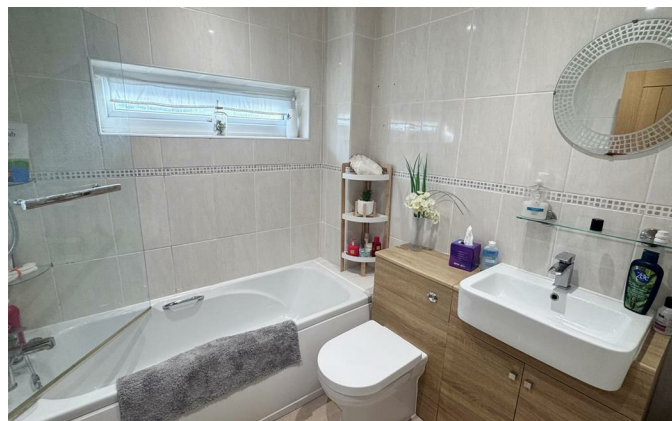


- SPACIOUS OPEN PLAN FOUR BED DETACHED FAMILY HOME
- STUNNING KITCHEN/DINING ROOM
- SOUTH-FACING LOW MAINTENANCE GARDEN
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY
- OFF-ROAD PARKING VIA DRIVEWAY AND INTEGRATED GARAGE
- ST JOHN'S, ST NIC'S & ST BART'S SCHOOL CATCHMENT

Services: Mains services are connected

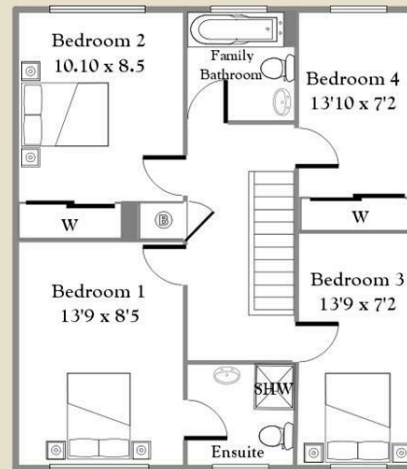
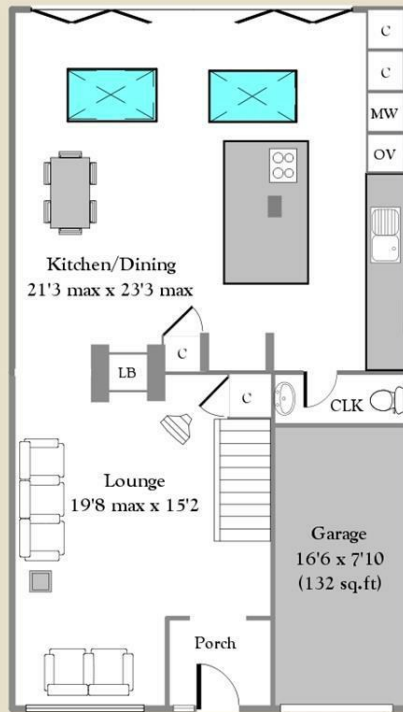
EPC Rating: D  
Full results can be  
sent on request

Council Tax Band: E

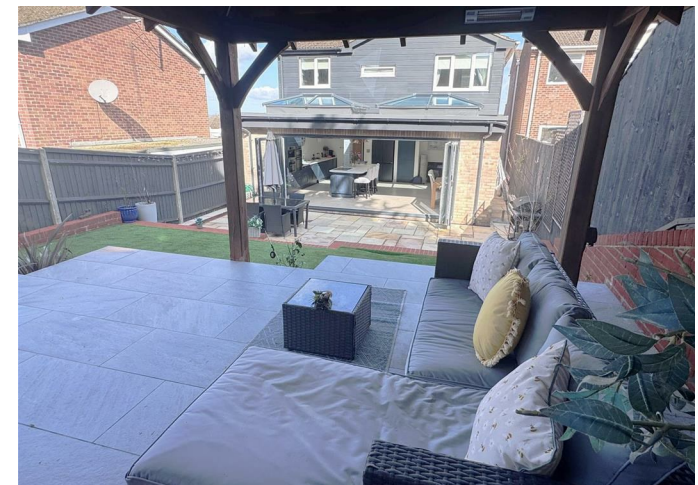




# Abbey Close South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1,566 sq.ft (145 sqm)  
(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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