

HILLIER & WILSON



Water Lane
South Newbury

Water Lane Greenham Newbury Berkshire RG19 8SS

A beautifully presented five bedroom detached executive home in a peaceful location boasting views overlooking the countryside, yet conveniently situated for local amenities. The property benefits from spacious and flexible living accommodation, also include gas central heating and Upvc double glazing. The ground floor comprises entrance hall, cloakroom, study, sitting room, dining room, modern kitchen, utility room and large conservatory. Upstairs, there is a master bedroom with en-suite shower/bathroom, dressing area and built-in wardrobe, a spacious second bedroom with en-suite shower/bathroom and built-in wardrobe, three further double bedrooms (one currently used as a study) and a family shower/bathroom. Externally, the property has a stunning, private rear garden which is mainly laid to lawn with mature flower and tree borders and a sunny patio seating area; backing onto open fields and woodland. There is a double garage with off road parking via driveway. Water Lane is located on the south side of Newbury and 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.

Services:

Mains services are connected.
(Service Charges Apply)

EPC:

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

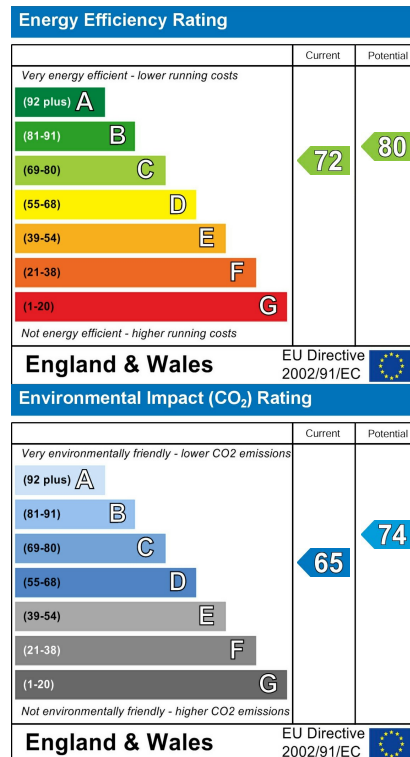
Band G

Viewing:

Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

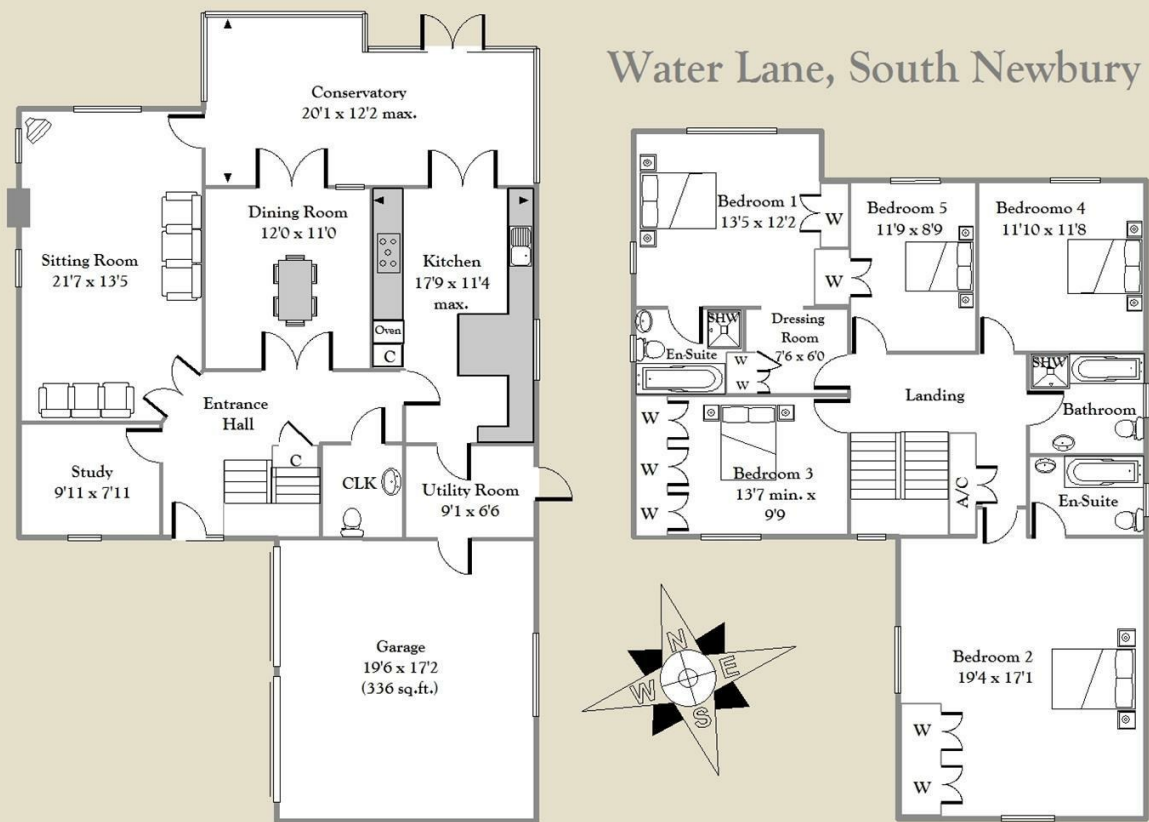
Directions

From Hillier & Wilson offices proceed south along Newtown Road at St Johns roundabout take first exit left onto St. Johns Road, head straight across and immediately at the mini roundabout take the first exit right onto Greenham Road continue up the hill and at the brow of the hill turn left into Water Lane and the property is the first on the left





Water Lane, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2917 sq.ft. (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD.

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

