

HILLIER & WILSON



Cheviot Close
South Newbury

Cheviot Close Newbury West Berkshire RG14 6SQ

A substantial four bedroom detached family house located in the popular Wash Common area of south Newbury, within the catchment of the highly regarded Falkland school. The property benefits from gas central heating, uPVC double glazing, driveway parking, garage, a generous corner plot measuring 0.21 acres and planning permission granted to extend further. The ground floor comprises entrance hall, sitting room, kitchen, dining room, large conservatory, cloakroom and utility room. Upstairs the bedrooms are arranged around a large landing with several storage cupboards; there is a master bedroom with en-suite shower room and fitted wardrobe, three further double bedrooms (one of which has built-in cupboards) and a family bathroom with walk-in shower. Externally, there is ample block-paved driveway parking at the front of the house, as well as a car port and garage. To the rear of the property is a good-sized landscaped elevated but level garden with westerly facing aspect and large patio area, lawn and mature borders made up of established trees and shrubbery. Cheviot Close is conveniently located for the shops and amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.

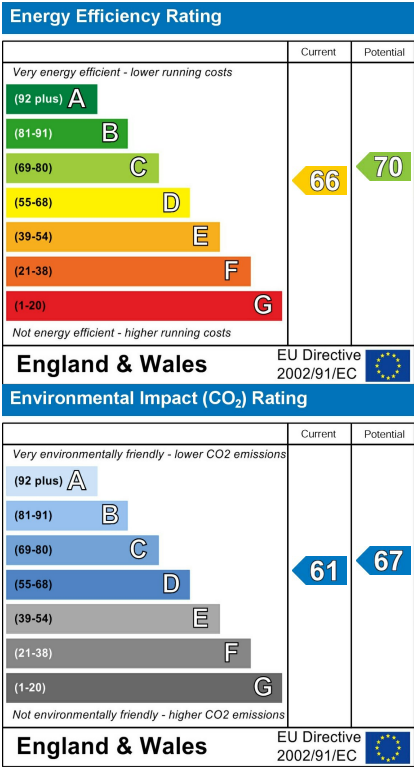
Services:
Mains services are connected.

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

Council Tax:
Band F

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

Directions
From our offices proceed south out of the town and at the St Johns roundabout turn right onto Andover Road. Proceed up the Andover Road for approx. one mile and at the junction with the two mini roundabouts turn left continuing on the Andover Road for approximately half a mile, take the seventh turning on the right onto Conifer Crest, take the next right onto Normay Rise and first right onto Glendale Avenue, Cheviot Close is the next turning on the left, the property can then be found at the end of the close.

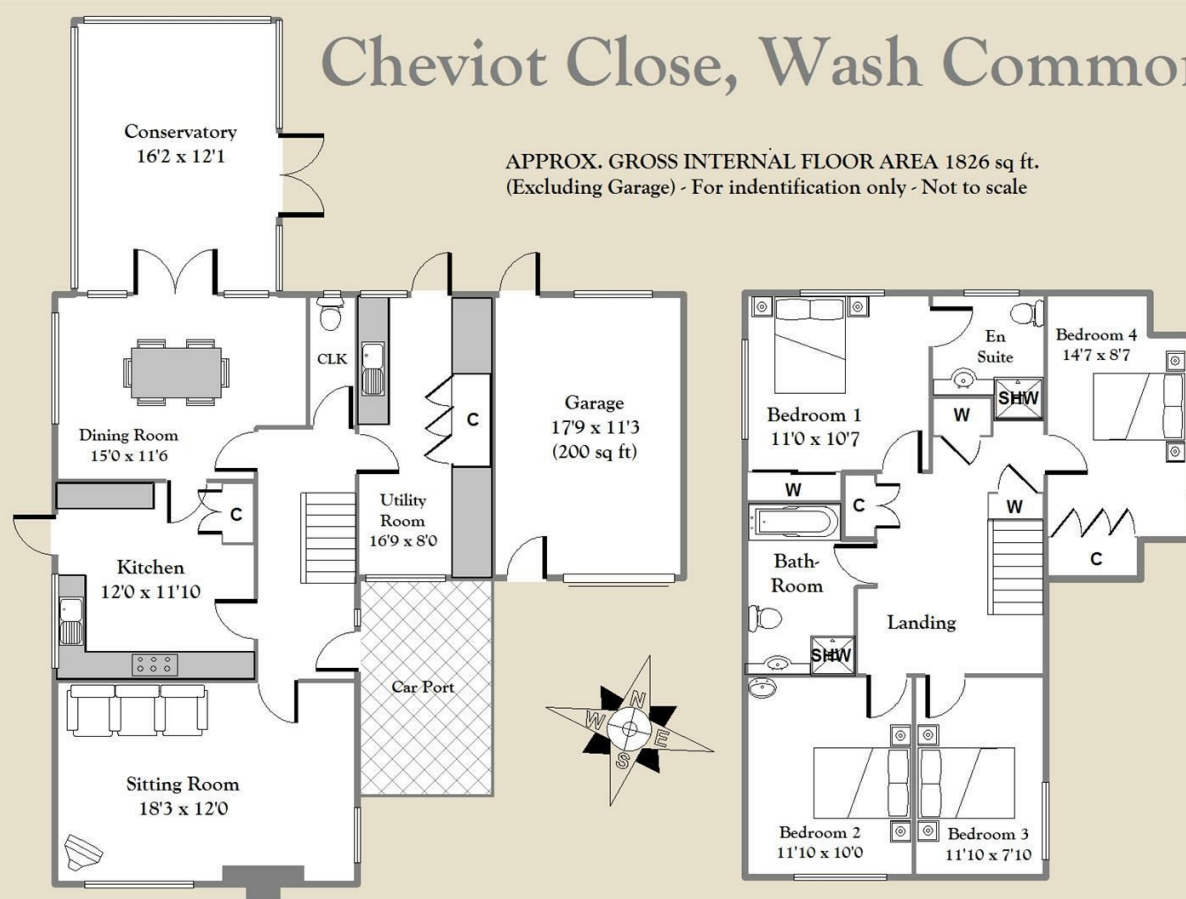




Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Cheviot Close, Wash Common

APPROX. GROSS INTERNAL FLOOR AREA 1826 sq ft.
(Excluding Garage) - For identification only - Not to scale



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.

