



HILLIER & WILSON

Edgecombe Lane  
Newbury



# Edgecombe Lane Newbury Berkshire RG14 2HJ

A beautifully presented four bedroom family home tucked away down in a quiet location on the north side of Newbury. The property benefits from modern interior with characterful features and boasts an unusually large plot whilst other benefits include gas central heating, wooden sash double glazing and off road parking. The ground floor comprises spacious hall, cloakroom, study, sitting room with log burner, utility room and kitchen/breakfast room with French doors onto the garden. Upstairs, there is a master bedroom with en-suite shower room, three further double bedrooms (one of which has a storage room) and a family bathroom. Externally, there is enclosed rear garden which is mainly laid to lawn with a raised patio seating area; whilst to the front there is off road parking via driveway. Edgecombe Lane is just a few minutes' drive from Vodafone headquarters and Newbury town centre whilst the railway station has main line links to London, Paddington in under an hour. There are also excellent road communications with easy access to the A4, A34 and M4 at Junction 13.

**Services:**

Mains services are connected.

**EPC: Rating D**

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

**Council Tax:**

Band E

**Viewing:**

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

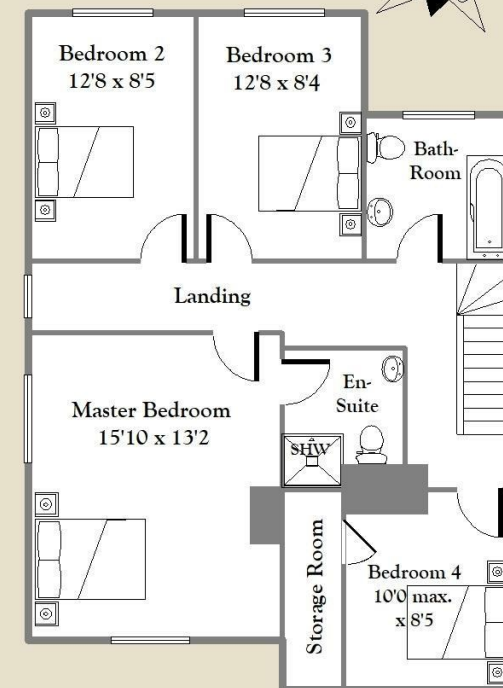
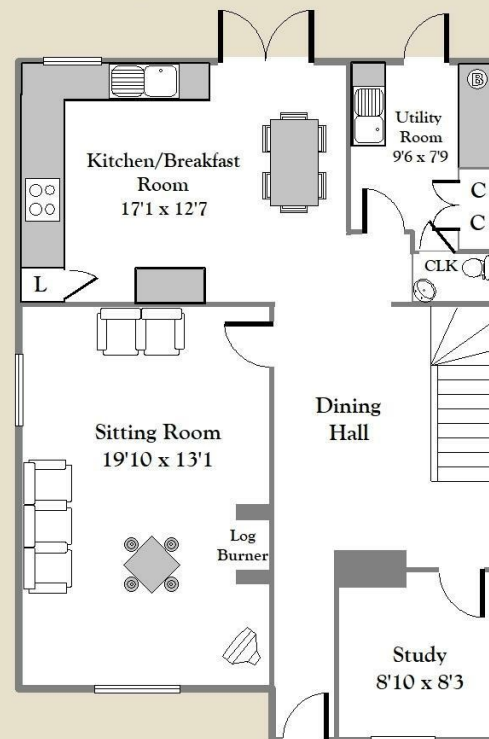
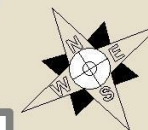
**Directions**

From the office of Hillier & Wilson proceed south along Bartholomew Street and at the St. Johns roundabout turn left into St. Johns Road. At the next roundabout turn left onto the A339 heading north. Continue over the next roundabout until reaching the A4/A339 interchange. Take the exit signposted B4009 Hermitage. Continue along Shaw Road and on reaching the two mini roundabouts take the third exit into Kiln Road. Edgecombe Lane will be found on the left hand side.





# Edgecombe Lane, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1790 sq.ft. (166 sq.m) - 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.



