

# HILLIER & WILSON



Newtown Common  
Newbury

HILLIER  
& WILSON  
FOR SALE  
01356 522044  
www.hillierwilson.co.uk

Trackways



# Newtown Common, Newbury, Berkshire RG20 9DA

A substantial four bedroom detached house with self-contained Annexe and a plot approaching a third acre in an idyllic location backing onto fields and open countryside. The property benefits from majority uPVC double glazing, oil-fired central heating, driveway parking, double garage, car port and south-easterly facing rear garden. The ground floor comprises entrance porch with cloakroom and coat cupboard, reception hall, sitting room with fireplace, dining room, large conservatory and farmhouse-style kitchen/breakfast room with 'Alpha' range cooker. Upstairs is the master bedroom with fitted wardrobes, a second double bedroom with en-suite shower room, a third double bedroom with fitted wardrobe, a fourth bedroom with walk-in wardrobe and a family bathroom with separate W/C. There is also a self-contained Annexe with separate entrance which has a sitting/dining room with French doors to the garden, a kitchenette, a double bedroom with fitted wardrobes and a shower room. Externally, there is ample driveway parking, a double garage and car port to the front of the house whilst to the rear is a stunning garden with patio area, lawn, mature flower beds and beautiful views over the neighbouring pasture and woodland beyond. Newtown Common is ideally located close to open countryside but is just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington. There are also excellent road links nearby with easy access to the A339, the A34 and M4 motorway.

## Services:

Mains services are connected.  
(except gas and mains drainage)

## EPC: Rating E

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

## Council Tax:

Band F

## Viewing:

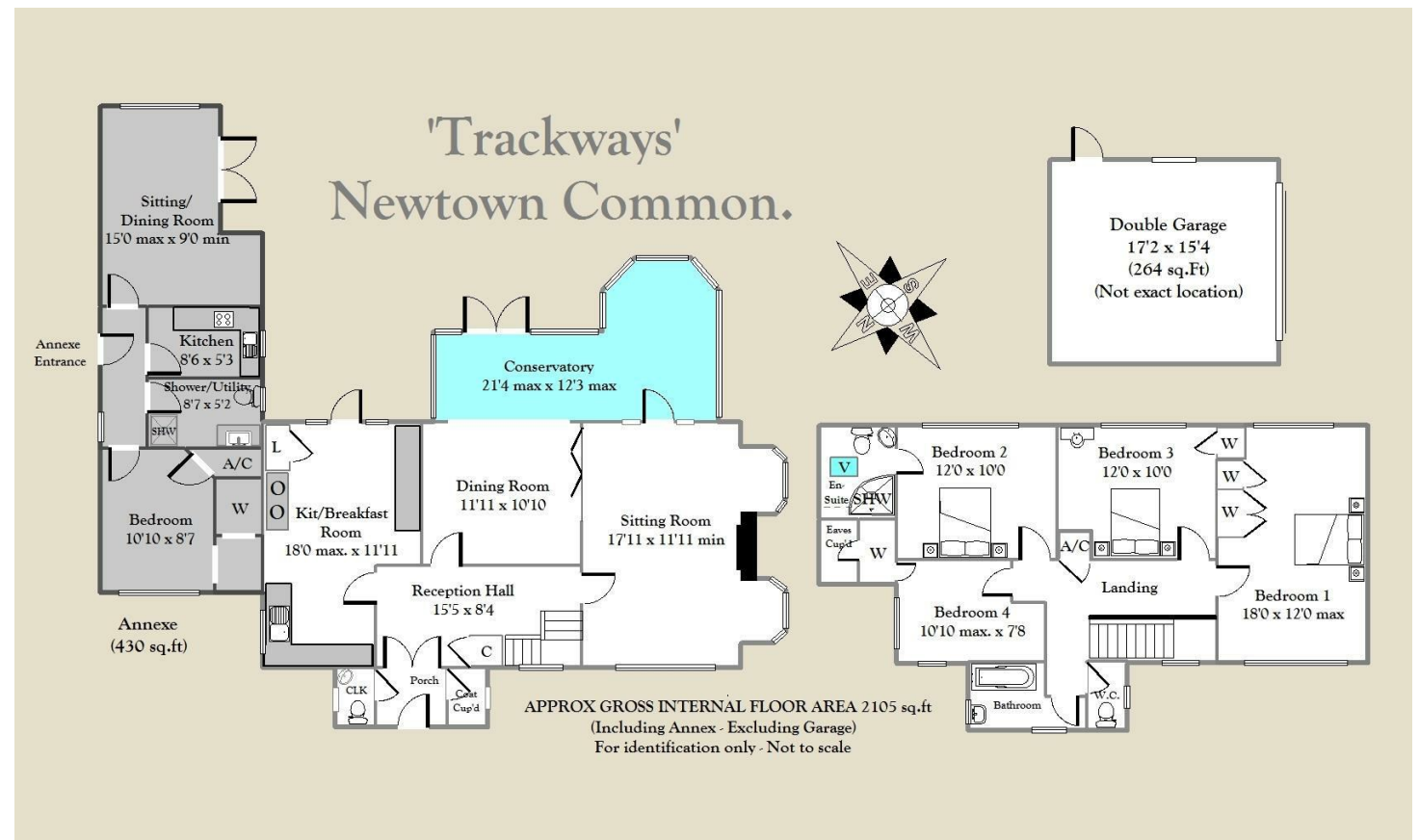
Strictly by confirmed appointment  
with **Hillier & Wilson**  
**01635 522044**

## Directions

From the offices of Hillier & Wilson proceed south to the A339 past St Gabriels School. At the next round about take the 2nd exit onto the B4640 proceed up the hill and the property is on the left hand side.







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.



