

HILLIER & WILSON



Rockery House
Monks Lane
South Newbury

Monks Lane Newbury Berkshire RG14 7RN

A beautifully presented four bedroom detached family home located in a sought after area of south Newbury. The property has 4 years remaining on the NHBC whilst other benefits include gas central heating, uPVC double glazing and detached garage. The ground floor comprises entrance hall, cloakroom, sitting room with gas fire, utility and a modern kitchen/dining room with Quartz working surfaces and Neff appliances; whilst upstairs there are two double bedrooms with en-suite shower room and built-in wardrobes, two further double bedrooms with built-in wardrobes and a family bathroom. Externally, there is a south facing landscaped rear garden which is mainly laid to lawn with mature flower bed borders, a patio seating area and a shed; whilst to the front of the property, there is off road parking via driveway. Monks Lane is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded Falkland and Park House schools.

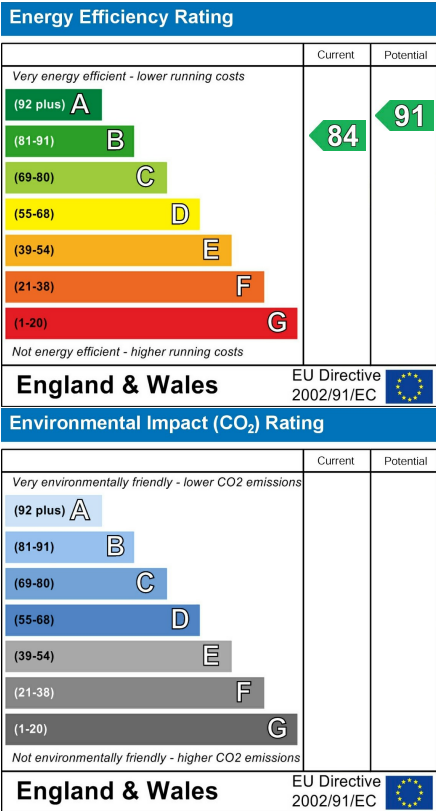
Services:
Mains services are connected.

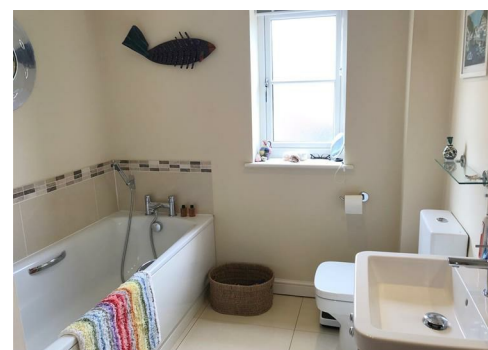
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

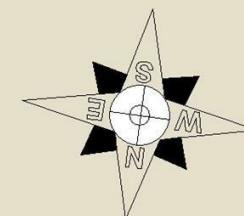
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices proceed south on Newtown Road at the roundabout proceed straight ahead up Newtown Road passing the speed camera, at the next roundabout take the third exit onto Monks Lane, once you have passed the Wash common pharmacy on your left, then the property can be found on the left hand side.





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APPROX. GROSS INTERNAL FLOOR AREA 1782 sq.ft. (Excluding Garage)
Hillier & Wilson LTD For identification only - Not to scale

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.

