HILLIER & WILSON

Rectory Close, Newbury, RG14 6DE

Tel: 01635 522044

Guide Price £795,000

Rectory Close, Newbury

A 1930s extended five bedroom detached family home offering spacious accommodation, perfectly located upon one of south Newbury's most popular residential roads, promising open-plan living and retaining many original period features. The property benefits from falling within the catchment areas of the highly regards St Bart's, St John's and St Nic's schools, a substantial west facing garden (complete with a log cabin that measures 288 sq.ft.), uPVC double glazing and gas central heating. The ground floor comprises of an entrance hall, family room, utility room, cloakroom and an impressive open plan kitchen/breakfast/dining/sitting room to the rear. Upstairs, there is a principle bedroom with an ensuite wet room, three further double bedrooms and a fifth bedroom/study and a family shower room. Externally, the rear garden measures in excess of 100 ft. in length, primarily laid to lawn and bordered with mature shrubs and bushes. To the front of the property there is off-road parking via a garage (with roof storage) and gravel driveway. Rectory Close is ideally located just a short walk from the mainline railway station and town centre offering a variety of shops and restaurants, whilst also just a stone's throw from City Playground which is great for kids and dog walking.

NO ONWARD CHAIN

- FIVE BED DETACHED 1930s FAMILY HOME
- OPEN PLAN REAR EXTENSION
- SUBSTANTIAL WEST FACING GARDEN MEASURING IN EXCESS OF 100 FT.
- HIGHLY SOUGHT AFTER RESIDENTIAL ROAD
- ST JOHN'S ST NIC'S & ST BART'S SCHOOL CATCHMENT
- *NO ONWARD CHAIN*

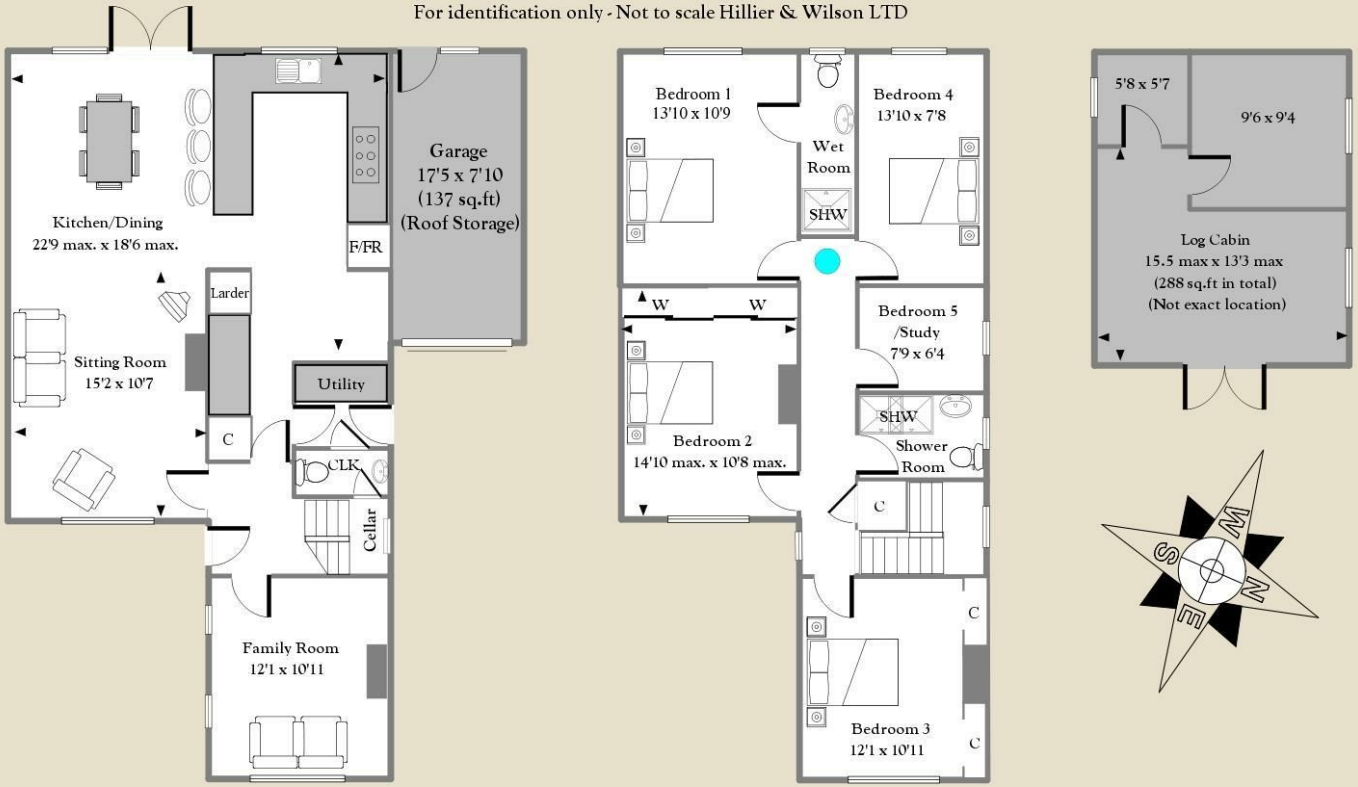
Services:
Mains services are connected

EPC Rating: C
Full results can be sent on request

Council Tax Band: F

Rectory Close, Newbury

APPROX GROSS INTERNAL FLOOR AREA 1817 sq.ft (168 sq.m) including garage
For identification only - Not to scale Hillier & Wilson LTD



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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.

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