

# HILLIER & WILSON



How Caple, Newtown Road, Newbury, RG14 7DD

## How Caple, Newtown Road, Newbury

An impressive and imposing five bedroom detached family home located on a highly sought after residential road in the south of Newbury, within the catchment area of the highly regarded St John's & St Bart's schools. The property boasts spacious living accommodation measuring 2,389 sq.ft in size and benefits from generous plot measuring 0.35 acres, gas central heating, uPVC double glazing and ample off road parking. The ground floor comprises of a spacious entrance hall, study, sitting room, conservatory, kitchen/breakfast room, utility, cloakroom and a further family room. Upstairs, there are four double bedrooms, a further bedroom, W.C. family bathroom (with a separate shower) and a shower room. Externally, there is an attractive, south westerly facing rear garden which is mainly laid to lawn with mature hedge borders, a patio area and swimming pool. To the front of the property there is ample off road parking via driveway and a garage. Newtown Road is very conveniently located just a short walk from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- FIVE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- SOUGHT AFTER RESIDENTIAL ROAD
- ST JOHNS & ST BARTS CATCHMENT
- HEATED SWIMMING POOL IN THE GARDEN
- PLOT IN EXCESS OF A THIRD OF AN ACRE

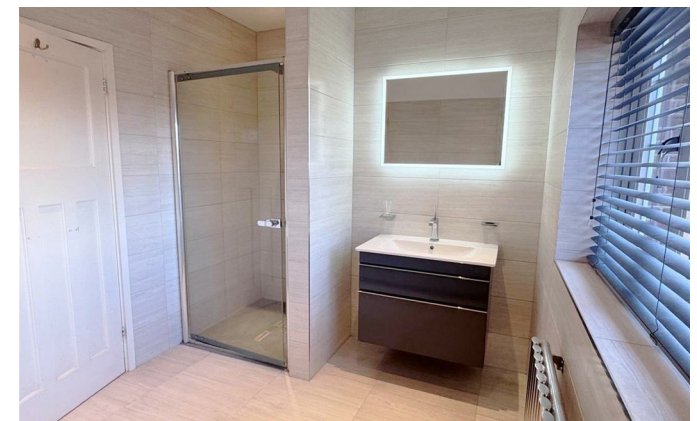
Services:

Mains services are connected

EPC: Rating E

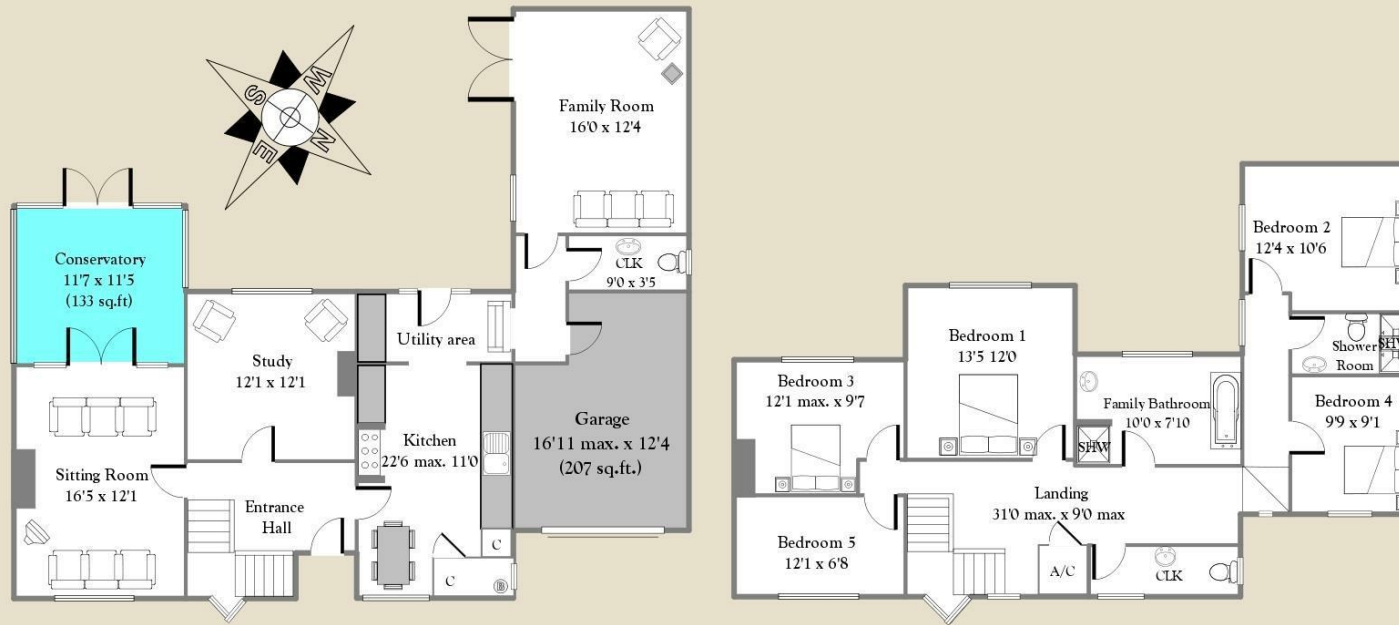
Full results can be sent on request

Council Tax Band: F

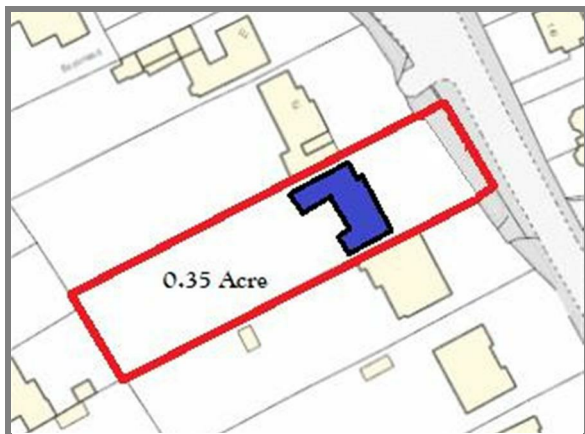


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APPROX. GROSS INTERNAL FLOOR AREA 2389 sq.ft. (222 sq.m) (including garage)  
For identification only (not to scale) Hillier & Wilson LTD



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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