

# HILLIER & WILSON

A two-story red brick house with a dark tiled roof. The house features a white garage on the left side and a central entrance with a white door. The front garden has a green lawn, a small tree, and various bushes. The sky is blue with some clouds.

Gwyn Close  
South Newbury



# Gwyn Close Newbury Berkshire RG14 6JB

A substantial four bedroom detached family home with an enviable location on a residential road south of Newbury town centre and within the catchment area of the highly regarded John Rankin and St. Barts schools. The property benefits from spacious living accommodation, gas central heating, uPVC double glazing and double garage with a new roller door. The ground floor comprises entrance hall, cloakroom, sitting room, dining room, kitchen and conservatory with double doors out on the garden. Upstairs, there are four double bedrooms, two of which have built-in wardrobes and one with shower cubicle and then a family bathroom. Externally, the property has a private south easterly facing rear garden which is mainly laid to lawn with a patio seating area whilst to the front is ample off road parking via driveway. Gwyn Close is conveniently located just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

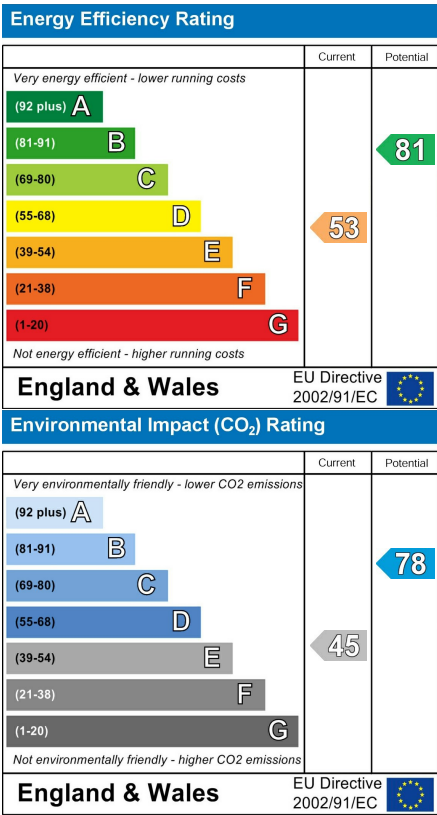
Services:  
Mains services are connected.

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

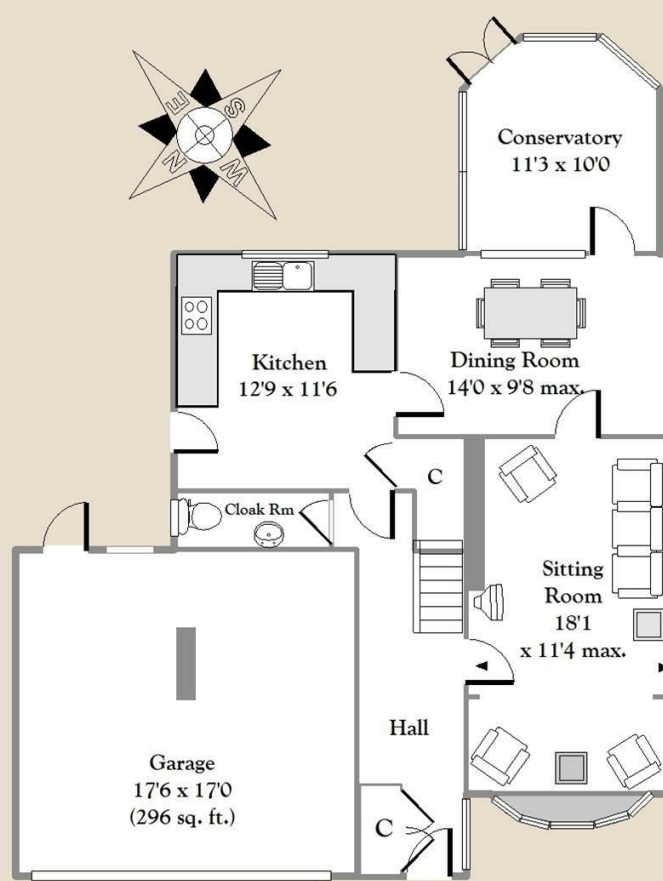
Directions  
From Hillier & Wilson offices proceed south along Newtown Road to the roundabout, take the third exit along the Andover Road, take the seventh turning on your left into Gwyn Close and the property can be found straight ahead.



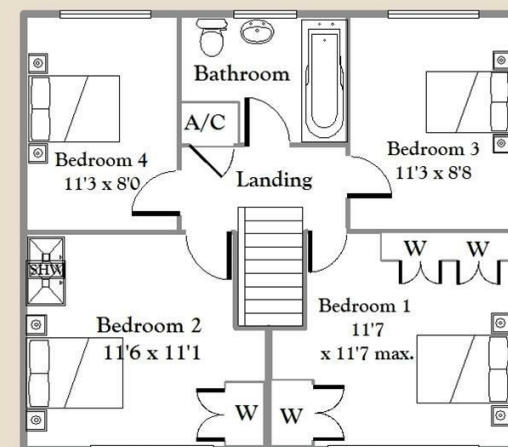




Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044



# Gwyn Close Newbury



APPROX. GROSS INTERNAL FLOOR AREA  
1672 sq.ft (Including Garage)  
For identification only - Not to scale

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.



