

# HILLIER & WILSON



Smad Place, Newbury, RG14 7XN



## Smad Place, Newbury

A beautifully presented three/four bedroom family town house located on the prestigious Newbury Racecourse development by David Wilson Homes. The property is offered in show home conditions and boasts views overlooking the racecourse, whilst other benefits include 9 years remaining on the NHBC, gas central heating, uPVC double glazing and off road parking to the rear. The ground floor comprises hall, bedroom with Jack and Jill en-suite, study/bedroom and utility. On the first floor there is a kitchen/dining/sitting room with French Doors onto a balcony that overlooks the racecourse. On the top floor, there is a principal bedroom with en-suite bathroom with separate shower and fitted wardrobes and a further double bedroom with en-suite shower room. Externally there is a low maintenance rear garden which is mainly laid to lawn with flower bed borders, a side gate and a rear gate leading to off road parking for two cars. Smad Place is ideally located within walking distance of Stroud Green, Newbury town centre and mainline railway station which provides regular direct links to London Paddington.

NO ONWARD CHAIN







- BEAUTIFULLY PRESENTED FAMILY TOWN HOUSE
  - VERSATILE LIVING ACCOMODATION
- LOCATED ON THE PRESTIGIOUS RACECOURSE DEVELOPMENT
- 9 YEARS REMAINING ON THE NHBC
  - VIEWS OVERLOOKING THE RACECOURSE
  - OFF ROAD PARKING TO REAR

Services:

Mains services are connected  
(Service charge applies)

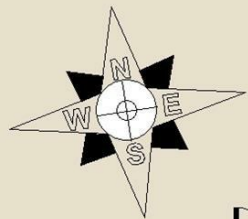
EPC: Rating B

Full results can be sent on request

Council Tax:  
Band E







## Smad Place, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1470 sq.ft. (136 sq.m) - 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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