



HILLIER & WILSON

Round Oaks  
Enborne Row, Wash Water



# Enborne Row Wash Water Newbury RG20 0LX

A substantial three/four bedroom detached family home located in the sought after area of Wash Water, just a short drive from Newbury. The property offers spacious living accommodation measuring 2517 sq.ft in size as well as boasting a plot measuring 0.4 acres, whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, sitting room, kitchen/breakfast room, conservatory, bedroom/family room, inner hall, cloakroom, porch and garage with utility area. Whilst upstairs there is a principal bedroom with en-suite bathroom and dressing room, two further double bedrooms with built-in storage, family bathroom and large landing. Externally, the garden surrounding the property is mainly laid to lawn with mature hedge surround, a patio seating area and a vegetable patch. There is also off road parking via driveway in front of the garage. Wash Water is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase.

**Services:**

Mains services are connected.

**EPC: Rating D**

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

**Council Tax:**

Band E

**Viewing:**

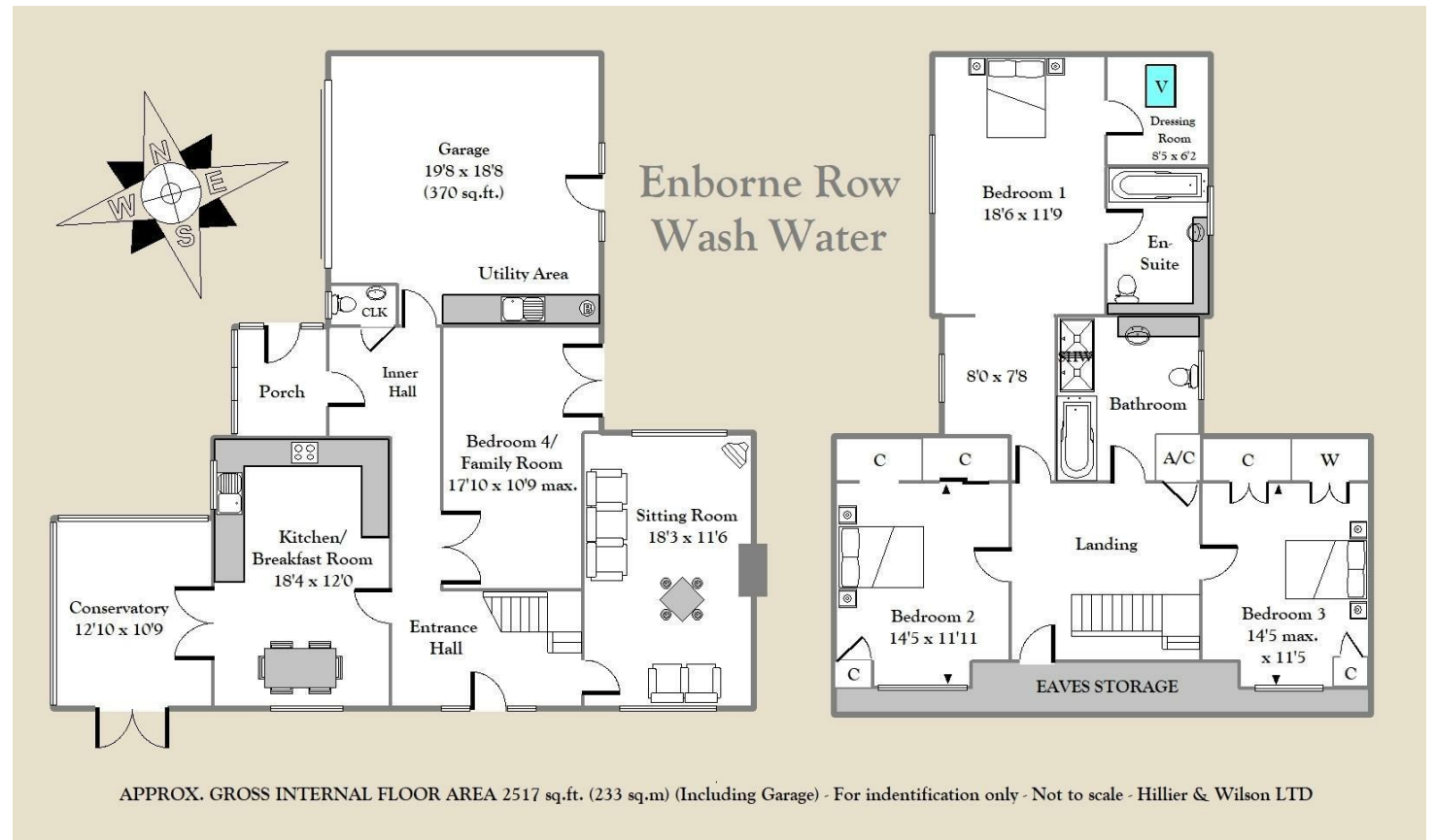
Strictly by confirmed appointment with  
**Hillier & Wilson**  
01635 522044

**Directions**

From the offices of Hillier & Wilson proceed south along the Andover Road. At the two mini-roundabouts continue straight across remaining on the Andover Road. Turn right signposted Ball Hill, go past The Woodpecker public house then after half a mile, the property can be found on the corner, on the right.







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.



