

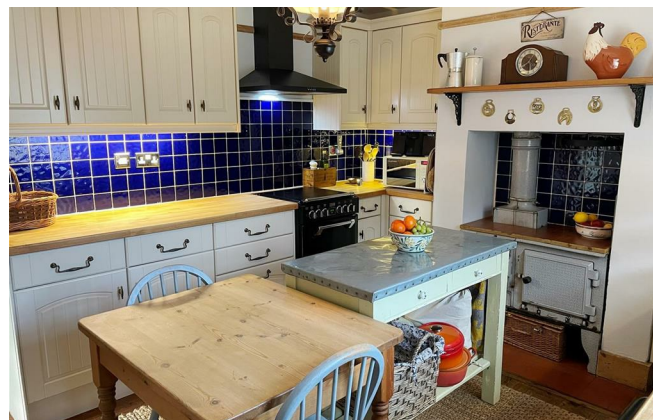
HILLIER & WILSON



Crumble Cottage, Pear Tree Lane, Newbury

Pear Tree Lane, Newbury

A beautifully presented period cottage boasting a large corner plot, located on the north side of Newbury. The property has been extended by the current owners to create spacious living accommodation, whilst other benefits include gas central heating, home office and a detached garage. The ground floor comprises kitchen/breakfast room, sitting room with log burner, conservatory/dining room, utility room with stable door onto the garden and a shower room. Upstairs, there are two double bedrooms and a family bathroom. Externally, there is a stunning rear garden which is mainly laid to lawn with mature tree/hedge borders, a stoned seating area, home office with full power and light, a detached garage and stoned driveway parking; there is also further parking available beyond the five bar gate, to the front of the property. Pear Tree Lane is just a few minutes' drive from Vodafone headquarters and Newbury town centre whilst the railway station has main line links to London, Paddington in under an hour. There are also excellent road communications with easy access to the A4, A34 and M4 at Junction 13.





- TWO BEDROOM PERIOD COTTAGE
- BEAUTIFULLY PRESENTED
- LARGE CORNER PLOT
- EXTENDED TO CREATE SPACIOUS LIVING ACCOMODATION
- HOME OFFICE & DETACHED GARAGE
- CLOSE TO VODAFONE HQ

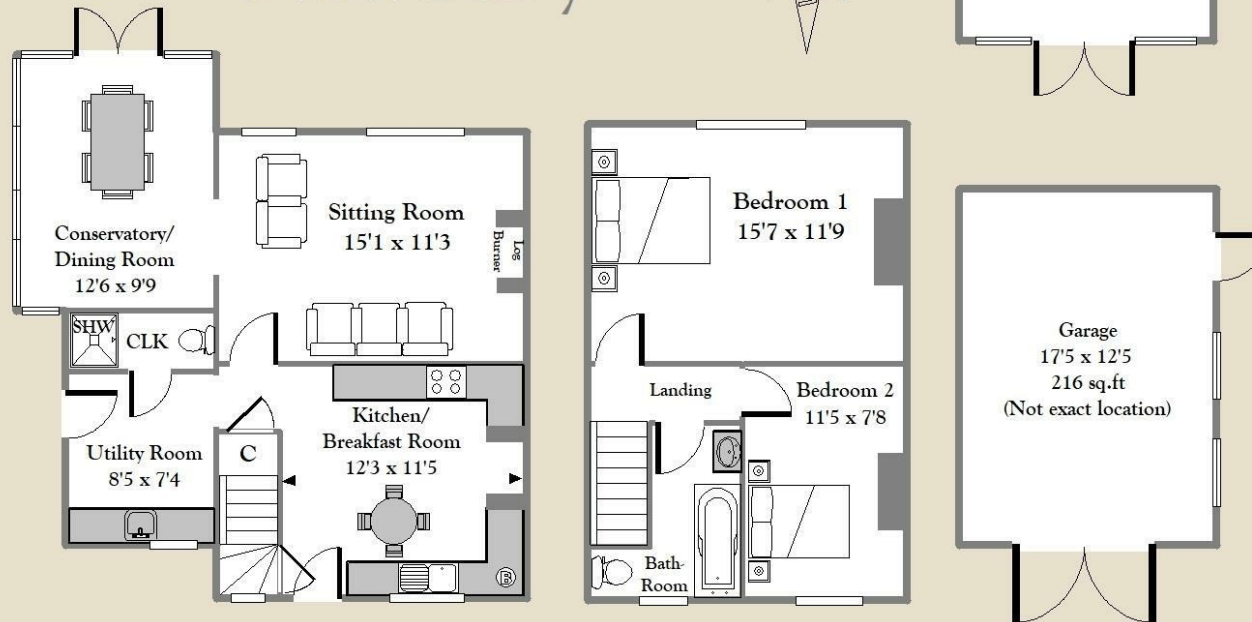
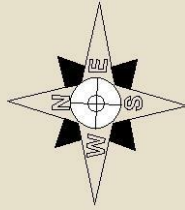
Services:
Mains services are connected

EPC: Rating D
Full results can be
sent on request

Council Tax:
Band C

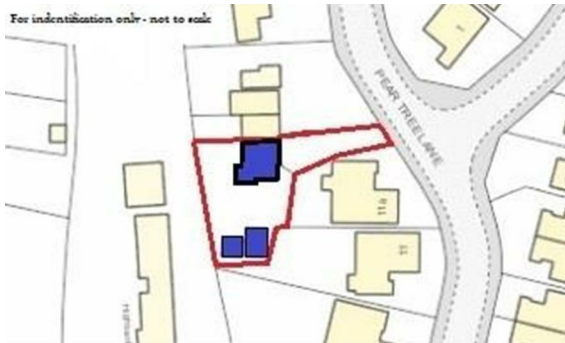


Pear Tree Lane Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1003 sq.ft. (93 sq.m) (Excluding Garage & Home Office)
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.

HILLIER & WILSON

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