

HILLIER & WILSON



Bartlemý Close  
(1812 sq.ft)

## Bartlemy Close (1812 sq.ft) Newbury Berkshire RG14 6LE

A substantial four bedroom semi-detached family house located on a very popular residential road in south Newbury, within the catchment area of the highly regarded St Bart's School. This unique property has been previously extended to provide spacious accommodation and there is also potential to extend further by converting the loft (subject to the usual consents). Other benefits include gas central heating, uPVC double glazing, driveway parking and south facing rear garden. The ground floor comprises porch, entrance hall, cloakroom, family room, sitting room, bright and airy kitchen/breakfast room with vaulted ceiling, granite worktops and bi-folding doors onto the garden, utility, home office and store room with double garage doors onto the driveway. Upstairs there is a spacious master bedroom with en-suite shower room, ample fitted wardrobes and floor-to-ceiling windows overlooking the rear of the house, two further double bedrooms, an additional bedroom and a modern family bathroom. Externally there is a front garden and gravel driveway parking for several cars at the front of the house, whilst to the rear is a beautifully-kept, landscaped garden with established hedgerow borders and mature trees.

### Services:

Mains services are connected.

### EPC: C

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

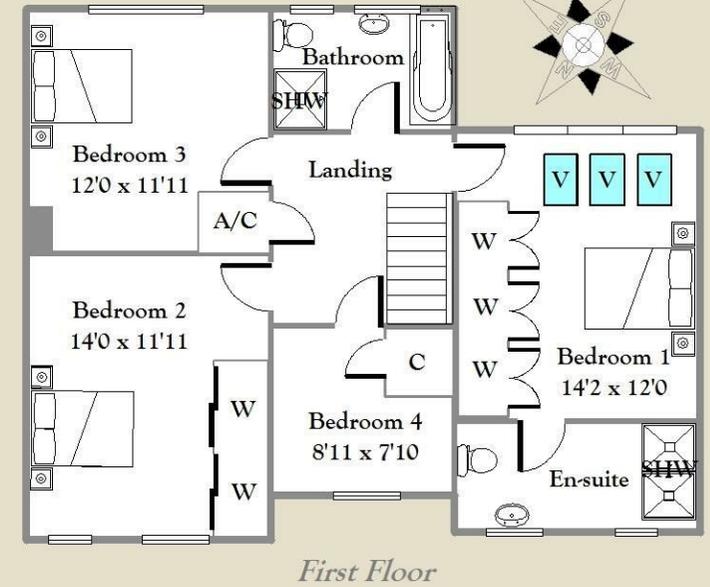
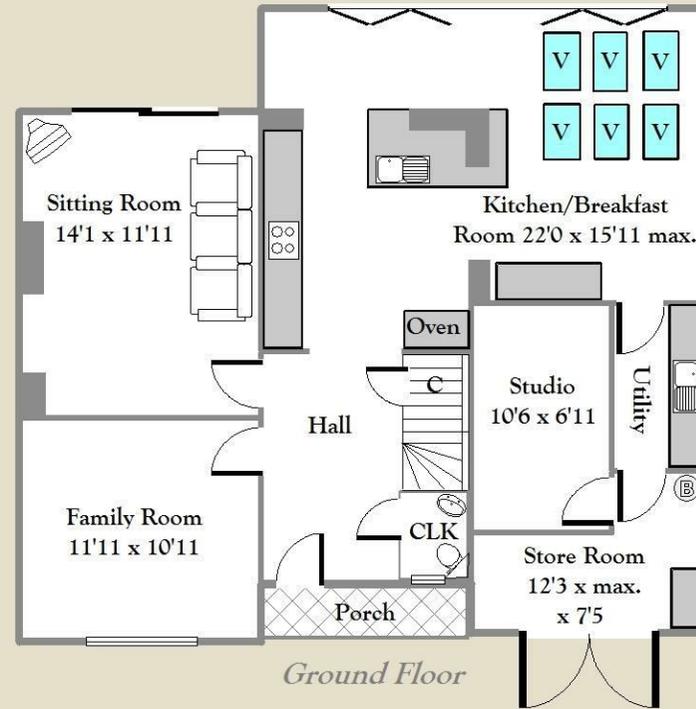
From Hillier & Wilson offices proceed south along Newtown Road to the roundabout, take the third exit along the Andover Road, take second right onto Bartlemy Road follow the road round to the left and the property can be found on the left hand side.





# Bartlemy Close, Newbury

APPROX GROSS INTERNAL FLOOR AREA 1812 sq. ft.  
For identification only - Not to scale



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.

