

HILLIER & WILSON



Draytons View
Newbury

Draytons View Greenham Newbury Berkshire RG19 8SA

An impressive and immaculately presented four bedroom detached family house, built by David Wilson Homes in 2001 and sitting on a plot of nearly a third of an acre, just a stone's throw from Greenham Common. The present owners added a two storey extension to the rear of the house, providing spacious and versatile accommodation, whilst other benefits include gas central heating, uPVC double glazing, ample driveway parking, triple garage and beautiful gardens backing onto fields. The ground floor comprises entrance hall, cloakroom, snug, study, sitting room with log burner and contemporary kitchen with utility and open plan dining/family room. Upstairs there is a very large master bedroom suite with Juliette balcony, dressing/sitting area and modern en-suite shower room, a second double bedroom with dressing area and en-suite shower room, a third double bedroom with en-suite shower room, a fourth double bedroom and a family bathroom. Externally there property has a large tarmac driveway with detached triple garage at the front of the house, whilst to the rear are the stunning, landscaped gardens with patio area, mature plants and shrubs and established hedgerow borders. Draytons View is located on the south side of Newbury, just a short drive from the town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

Services:

Mains services are connected.
(Maintenance service charges apply)

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

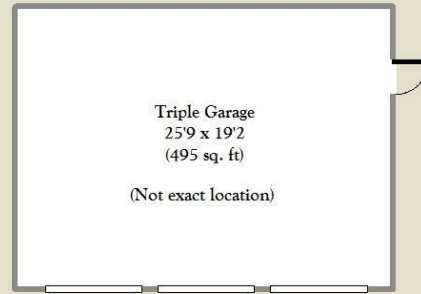
From Hillier & Wilson's office proceed south along Newtown Road and at the St Johns roundabout take the first exit left into St Johns Road. Go straight across at the next roundabout into Greenham Road and then at the mini roundabout bear right remaining on Greenham Road. Then continue up Pyle Hill, turning left into Burys Bank Road and then turn left into New Road, next left onto Draytons view and the property is on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

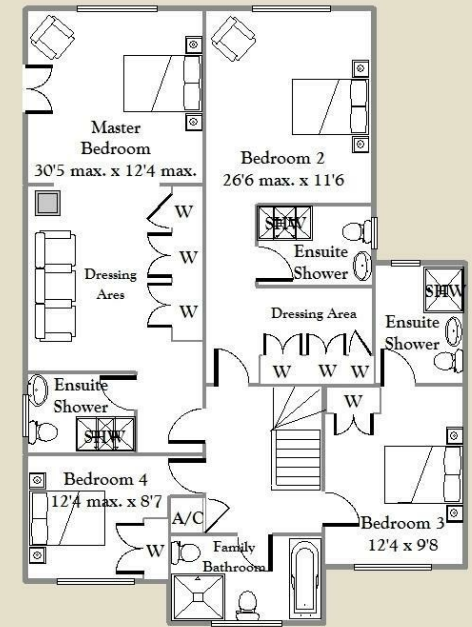
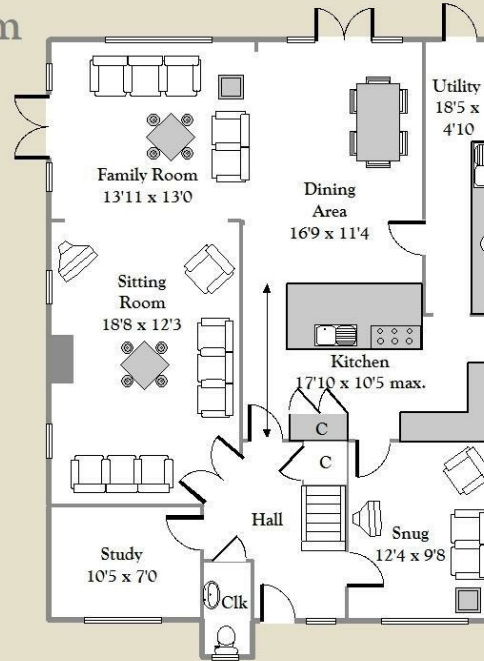




Draytons View, Greenham South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2470 sq ft
(Excluding garage) - 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.

