

HILLIER & WILSON



Enborne Road  
South Newbury



# Enborne Road Newbury Berkshire RG14 6AR

A substantial five bedroom family home measuring in excess of 2,800 sq.ft located on a sought after residential road on the south side of Newbury. The property sits on a plot of a quarter of an acre whilst the accommodation itself retains much of its character and has been sympathetically extended over the years whilst also benefitting from gas central heating, double glazing and tandem garage. The ground floor comprises porch, dining hall, inner hall, utility room, cloakroom, family room, kitchen and games room with access onto both a courtyard and a seating area. On the first floor, there is a master bedroom with en-suite shower room and built-in wardrobes, three further double bedrooms (two of which have built-in wardrobes), a laundry room and a family shower/bathroom; whilst on the second floor there is a guest bedroom with en-suite shower room and built-in wardrobes. Externally, there is a private, enclosed rear garden which is mainly laid to lawn with mature tree/hedge surrounds and a decked seating area; there is also a home office/gym at the bottom of the garden. The property is situated within the catchment area of the highly regarded John Rankin and St. Barts schools whilst also offering great transport with very easy access to all major roads including the A339, A34 and M4 at Junction 13.

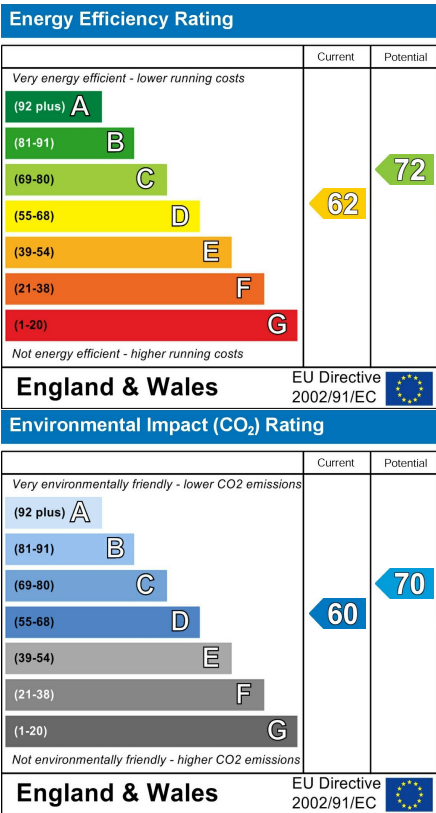
**Services:**  
Mains services are connected.

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

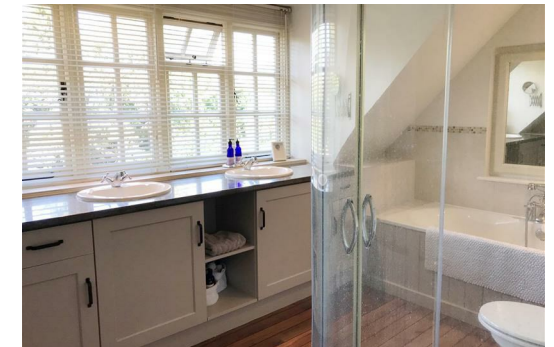
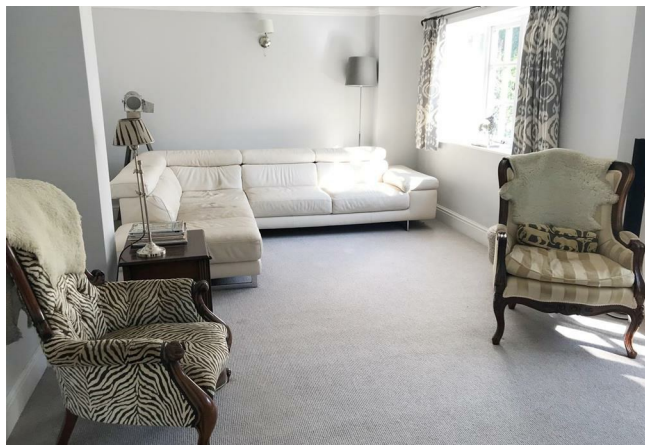
**Council Tax:**  
Band F

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

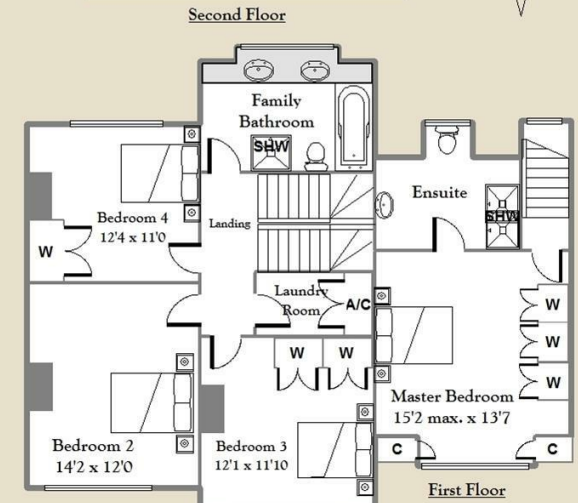
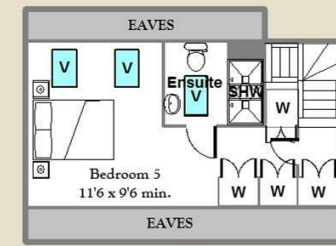
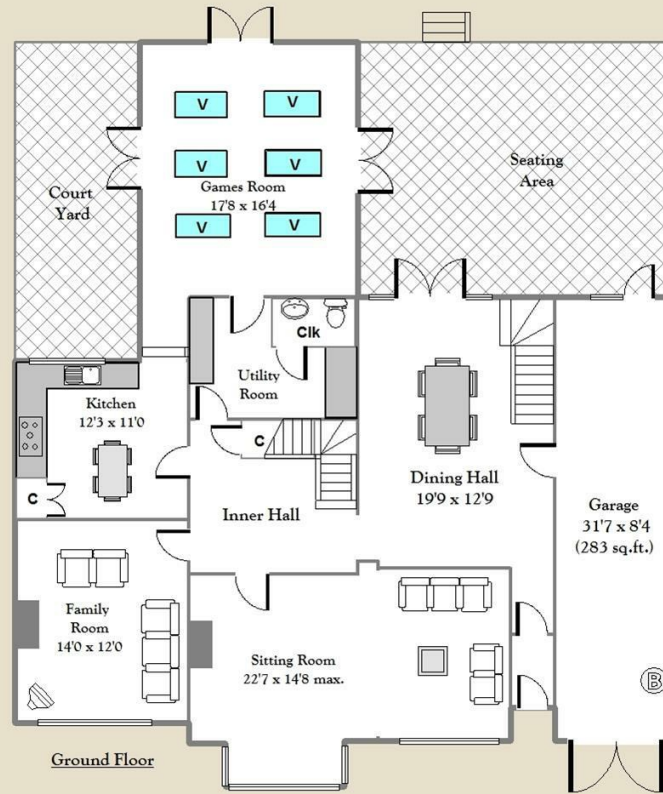
**Directions**  
From Hillier & Wilson offices turn right onto Pound Street, which leads onto Enborne Road, and the property can be found on the right hand side







# Enborne Road, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2874 sq.ft (267 square metres)  
(Not Including 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.



