

HILLIER & WILSON



Bartlemy Road, Newbury, RG14 6LA

Bartlemy Road Newbury

A beautifully presented three bedroom family home located on a sought after residential road within the catchment area of the highly regarded John Rankin and St Barts schools. The property has been effectively extended by the current owners creating spacious living accommodation and also has further potential with a loft conversion (of which planning permission has been granted for), whilst other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor accommodation comprises entrance hall, cloakroom, family room/study, open-plan kitchen/breakfast room with underfloor heating and bi-folding doors onto the garden, utility cupboard and a sitting area with log burner. Upstairs there are three double bedrooms (two of which have built-in wardrobes) and a modern family bathroom.

Externally there is a stunning rear garden which measures in excess of 100ft in length and is mainly laid to lawn with a patio seating area, whilst to the front of the property, there is off road parking via driveway. Bartlemy Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- THREE BEDROOM FAMILY HOME
 - BEAUTIFULLY PRESENTED THROUGHOUT
 - SPACIOUS LIVING ACCOMODATION
- SOUGHT AFTER RESIDENTIAL ROAD
- GARDEN IN EXCESS OF 100FT IN LENGTH
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT

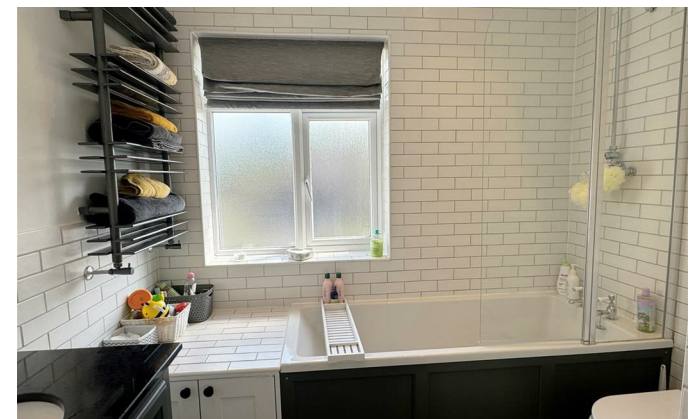
Services:

Mains services are connected

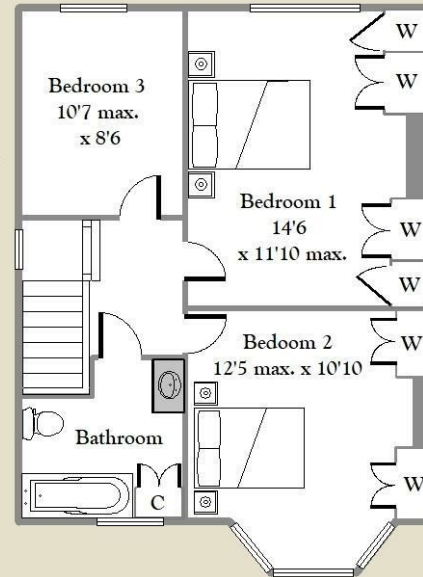
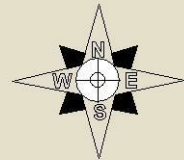
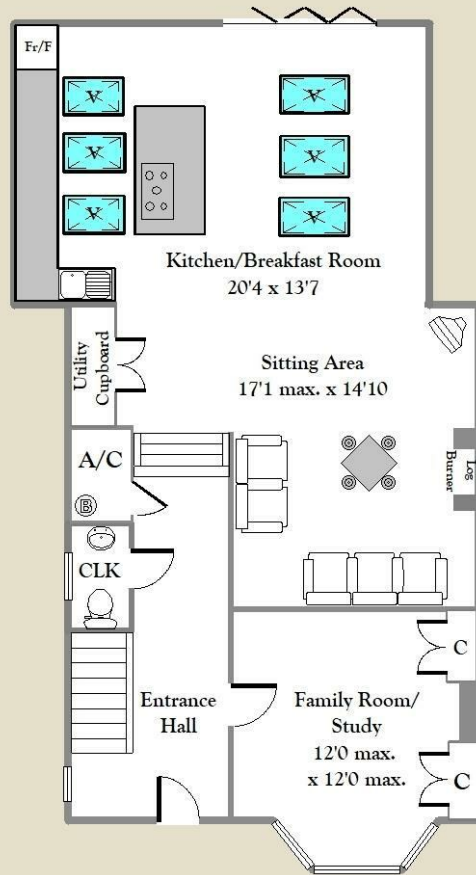
EPC: Rating C

Full results can be sent on request

Council Tax: Band D



Bartlemy Road South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1327 sq.ft. (123 sq.m)
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.

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