

HILLIER & WILSON



Sharwood Place, Newbury, RG14 6EJ

Sharwood Place, Newbury

A beautifully presented four bedroom town house built by Linden Homes in 2013, ideally located close to the town centre and within the catchment area of the highly regarded St Barts and John Rankin schools. The property offers accommodation arranged over three floors whilst other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, cloakroom, kitchen/breakfast room and sitting room with French doors onto the garden. On the first floor, there is a principal bedroom with en-suite shower room and fitted wardrobe, a second double bedroom with built-in wardrobe and a family bathroom. On the top floor there are two double bedrooms (one of which has fitted wardrobes) and a bathroom with separate shower. Externally there is a low maintenance rear garden with both a lawn and decked area, as well as access out onto a parking to the rear; there is also another allocated parking space via car port. Sharwood Place is very conveniently located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.





- FOUR BEDROOM FAMILY HOME
- TOWN HOUSE ARRANGED OVER THREE FLOORS
 - BEAUTIFULLY PRESENTED
 - OFF ROAD PARKING
 - ST BARTS & JOHN RANKIN SCHOOL CATCHMENT
- FLAT WALK TO NEWBURY TOWN CENTRE

Services:

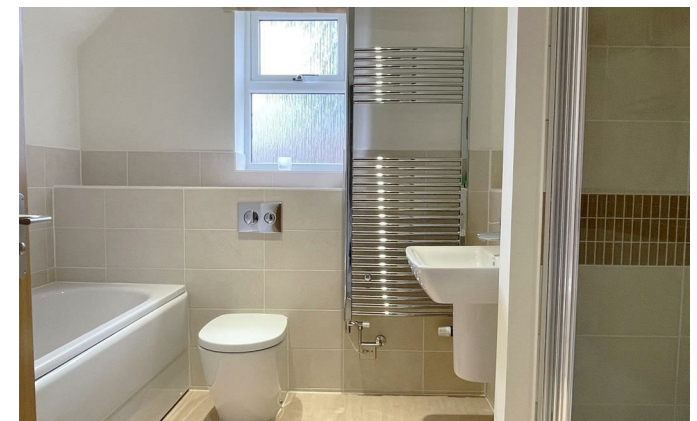
Mains services are connected
(Service charge applies)

EPC: Rating C

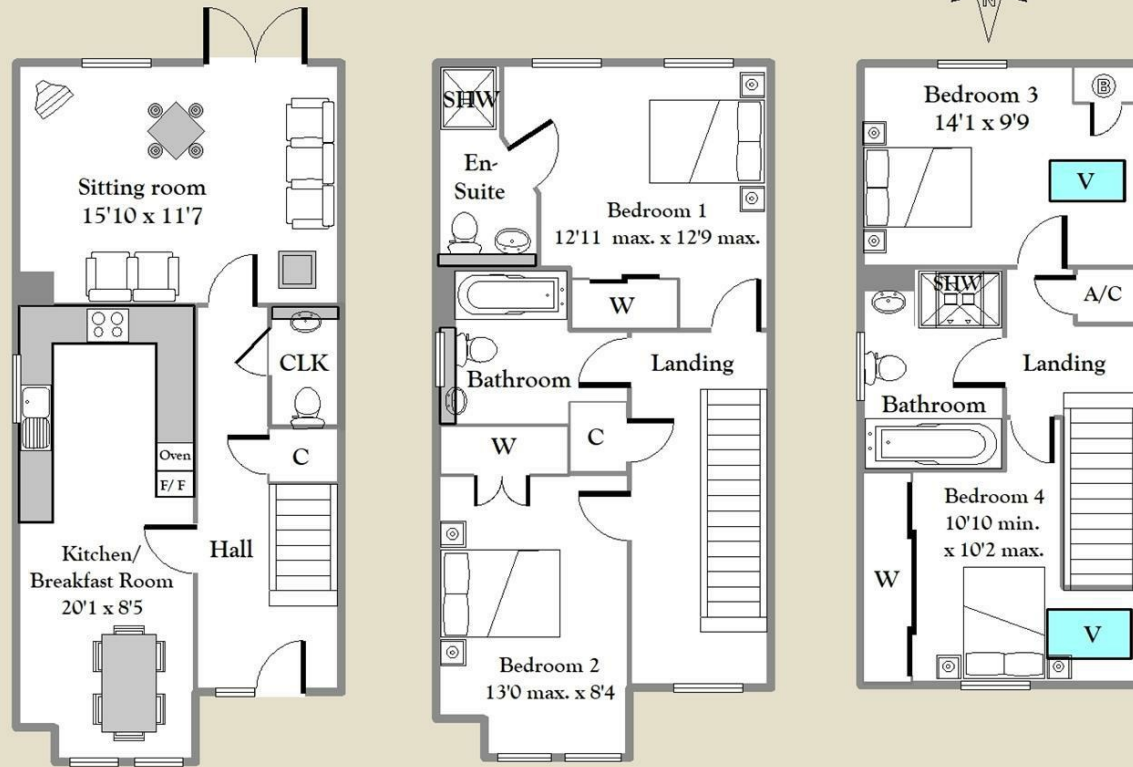
Full results can be sent on request

Council Tax:

Band E



Sharwood Place, Newbury



APPROX.GROSS INTERNAL FLOOR AREA 1497 sq.ft. (139 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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