

# HILLIER & WILSON



Hillside  
Shaw Hill, Newbury



## Shaw Hill Newbury Berkshire RG14 2EQ

A charming three bedroom detached, turn of the century family home situated on the edge of Newbury, close to both the town centre and open countryside. The property has a detached garage whilst other benefits include gas central heating, UPVC double glazing and off road parking for several cars. The ground floor comprises entrance hall, shower room, dining room, sitting room and kitchen/breakfast room. Upstairs, there are three double bedrooms and a family bathroom. Externally there is a private, east facing rear garden which measures nearly 100ft in length and is mainly laid to lawn with mature tree/hedge borders, a shed, greenhouse and a patio area; whilst to the front, there is off road parking on blocked paved driveway. Shaw Hill is conveniently located a short drive from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links nearby including the A4, A34 and M4 at Junction 13. NO ONWARD CHAIN

**Services:**

Mains services are connected.

**EPC: Rating D**

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

**Council Tax:**

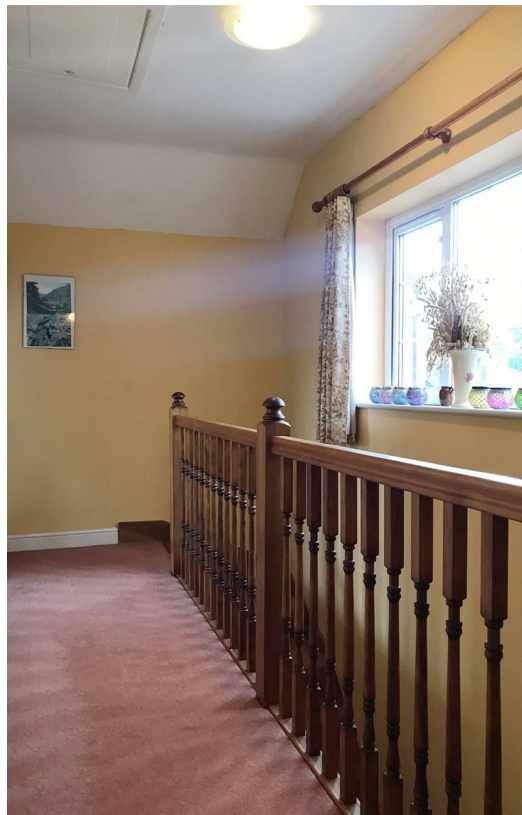
Band D

**Viewing:**

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

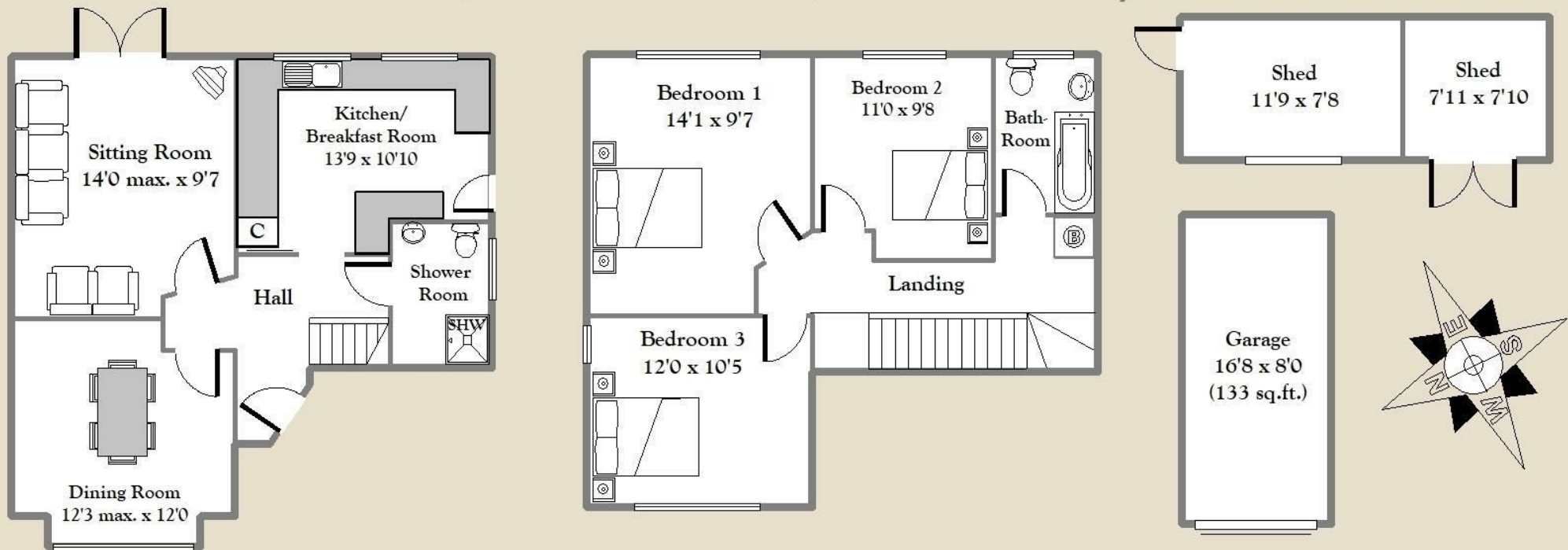
**Directions**

From the Robin Hood roundabout proceed north along the B4009. Continue up Shaw Hill and the property can be found on the right hand side.





# Hillside, Shaw Hill, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1152 sq.ft. (107 sq.m) (Excluding garage & shed) - For identification only - Not to scale - Hillier & Wilson LTD



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.



