

# HILLIER & WILSON



Great Crescent, Newbury, RG14 7TB

## Great Crescent, Newbury

An immaculately presented three bedroom detached family home situated within a highly sought after area of south Newbury and boasting far reaching views of the town, surrounding countryside and nearby ancient woodland. The property benefits from three years remaining on the NHBC, off-road parking, garage, uPVC double glazing and gas central heating. The ground floor comprises of an entrance hall, cloakroom, sitting room, utility room and a high specification kitchen with a range of built-in appliances, Silestone worktops and Amtico flooring. Upstairs, there is a principle bedroom that is complete with built-in wardrobes and an ensuite shower room, two further double bedrooms and a family bathroom. Externally, there is a west facing rear garden that is primarily laid to lawn and a sandstone patio space which is ideal for entertaining guests. Great Crescent is located on the south side of Newbury and falls within the catchment area of the highly regarded school, St Bartholomew's. The property is located 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.





- IMMACULATELY PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- DEVELOPMENT BOASTING SCENIC VIEWS OVER NEWBURY & SURROUNDING COUNTRYSIDE
- LANDSCAPED REAR GARDEN
- ST BART'S SCHOOL CATCHMENT
- THREE YEARS REMAINING ON NHBC
- DRIVEWAY PARKING AND GARAGE

Services:

Mains services are connected

EPC Rating: B

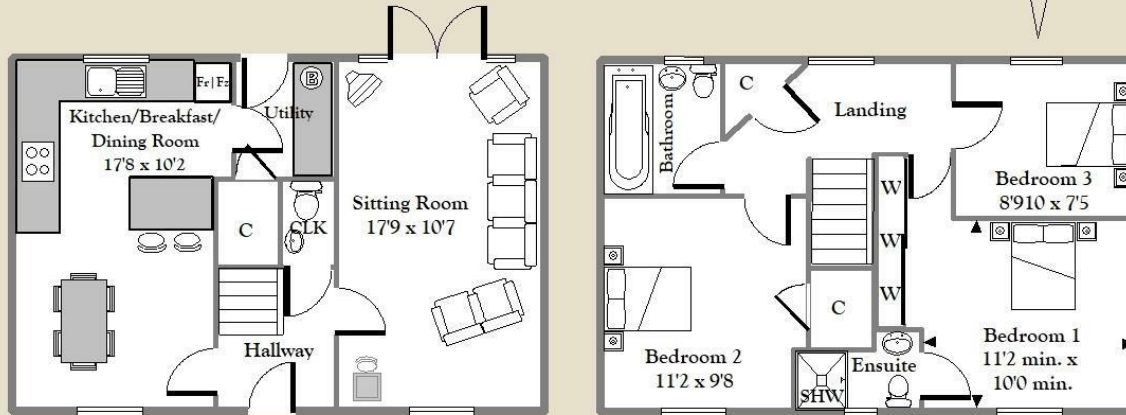
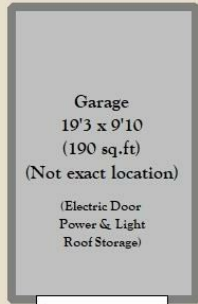
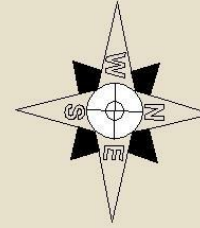
Full results can be sent on request

Council Tax Band: E



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APPROX. TOTAL INTERNAL FLOOR AREA 1066 sq.ft.(99 sq.m) (Including Garage)

Main House: 976 sq.ft

Garage: 190 sq.ft

For identification only - Not to scale - Hillier & Wilson LTD



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.

