

HILLIER & WILSON



HILLCREST HOUSE, Andover Road, Newbury, RG14 6PT

Andover Road, Newbury

A substantial family house set in a plot approaching 1/2 an acre and ideally located on the prestigious Andover Road on the south side of Newbury falling within the catchment of the highly regarded Falkland and Park House schools. The property offers a well presented and spacious living accommodation measuring in excess of 3,000 sq.ft, partial solid oak flooring, gas central heating and uPVC double glazing. The ground floor comprises of four reception rooms, large conservatory, kitchen/breakfast room with built-in appliances, granite work surfaces, utility room with new boiler, boot room with access to the double garage. Upstairs, there is a principle bedroom with en-suite bathroom, four further double bedrooms, a newly fitted luxury family shower room and an additional shower room. The block paved driveway offers ample off road parking, whilst to the rear there is a substantial patio area with potting room and steps down to the rear garden which is mainly laid to lawn flanked by attractive blue cedar and beech trees. The garden slopes down in a westerly direction, with a five bar access gate to the rear. The Andover Road is ideally located not far from Newbury town centre and the mainline railway station which provides regular direct links to London Paddington taking less than an hour. ** Complete Onward Chain **





- SUBSTANTIAL FIVE BEDROOM FAMILY HOME 3,106 sq.ft
- SOUGHT AFTER RESIDENTIAL AREA
- PLOT APPROACHING 1/2 AN ACRE
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- DRIVEWAY PARKING & DOUBLE GARAGE
- * COMPLETE ONWARD CHAIN *

Services: Mains services are connected

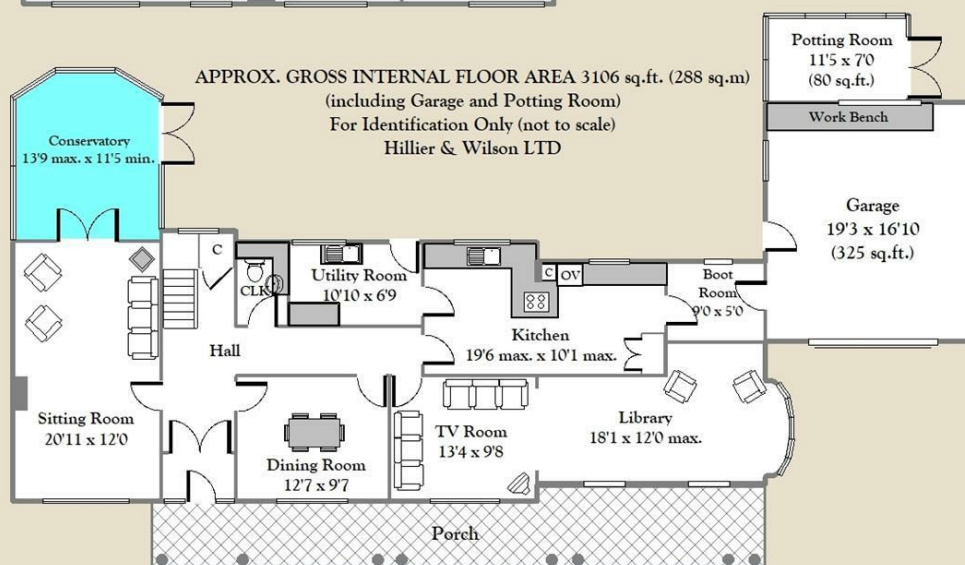
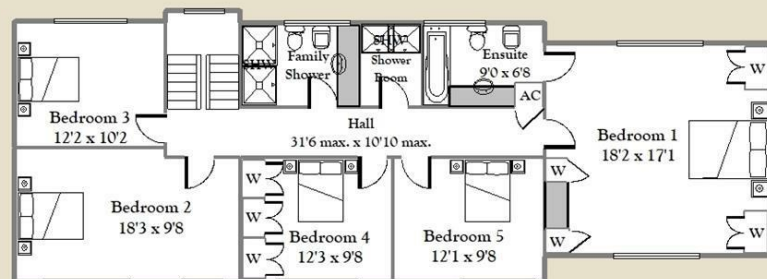
EPC: Rating D

Full results can be sent on request

Council Tax: Band G



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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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