

HILLIER & WILSON



Rectory Close  
Newbury



# Rectory Close Newbury West Berkshire RG14 6DF

A beautifully presented four bedroom detached family home located in an extremely popular residential road on the south side of Newbury. The property has been extended, providing spacious living accommodation whilst also benefiting from a plot approaching  $\frac{1}{4}$  of an acre, gas central heating with underfloor heating throughout the ground floor, uPVC double glazing and driveway parking. The ground floor comprises porch, entrance hall, family room, sitting room, utility room, cloakroom, larder, TV room and a 'wow' factor kitchen/dining/family room with lantern light and built-in appliances. Upstairs, there is a principle bedroom with Juliette balcony, walk-in wardrobe and a modern en-suite shower/bathroom, three further double bedrooms (one of which has built-in wardrobes) and a modern family bathroom. Externally, there is a private and enclosed east facing rear garden which is mainly laid to lawn with mature tree/hedge surrounds, a patio seating area, two sheds and a home office/garage. To the front of the property, there is ample off road parking via driveway. Rectory Close is ideally located just a short walk from the mainline railway station and town centre whilst also falling within the catchment area of the highly-regarded St John's and St Bart's schools. 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 F

**Viewing:**

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

**Directions**

From Hillier & Wilson offices turn right onto Pound Street and first left onto Rectory Close and the property can be found after a short distance on the left hand side.

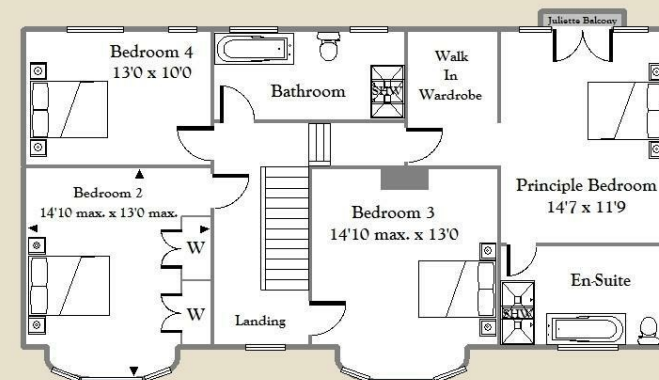
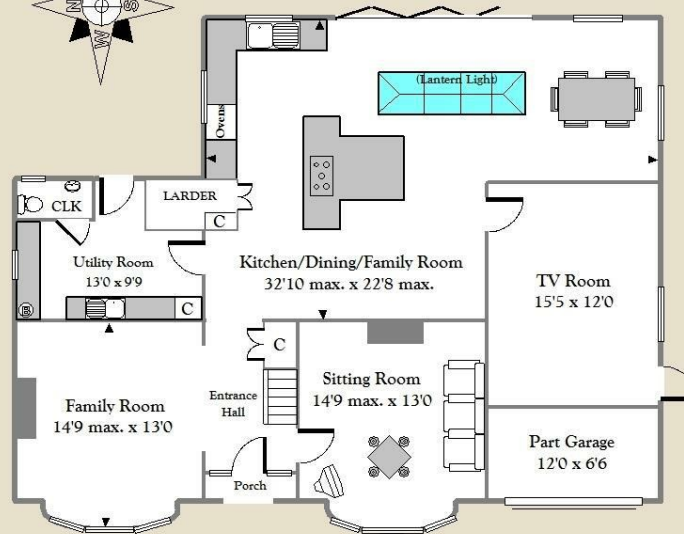


# HILLIER & WILSON



## Rectory Close, South Newbury

APPROX.GROSS INTERNAL FLOOR AREA 2575 sq.ft. (239 sq.m) - (Including Part Garage)  
For identification only - (Not to scale) - Hillier & Wilson Ltd



Home Office/Garage  
18'4 x 15'7  
286 sq.ft.  
(Not exact location)

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.



