

HILLIER & WILSON



Lower Farm Court
Newbury

Lower Farm Court Hambridge Lane Newbury West Berkshire

A spacious four bedroom former barn which was converted by Rivar in 1993, set in a plot in excess of a quarter of an acre and conveniently located in a discrete 'oasis' not far from Newbury town centre. The home is one of just six properties in this small, prestigious development which has lovely walks nearby along the Kennet and Avon Canal or Bowdown Woods - both just a stone's throw away. Other benefits include driveway parking, south-facing rear garden, oil-fired central heating and double glazing. The ground floor comprises entrance hall, cloakroom, kitchen/breakfast room with butler's sink and granite worktops, dining room and large sitting room with log burner and three sets of French doors opening onto the garden. Upstairs, there is a master bedroom with en-suite bathroom and fitted wardrobe, three further double bedrooms and a family shower room. Externally, the property has gravel driveway parking and a double garage which has been converted into storage rooms. The beautiful, mature garden situated at the front of the house is of a southerly aspect, has a large patio area, substantial lawn and established hedgerow borders.

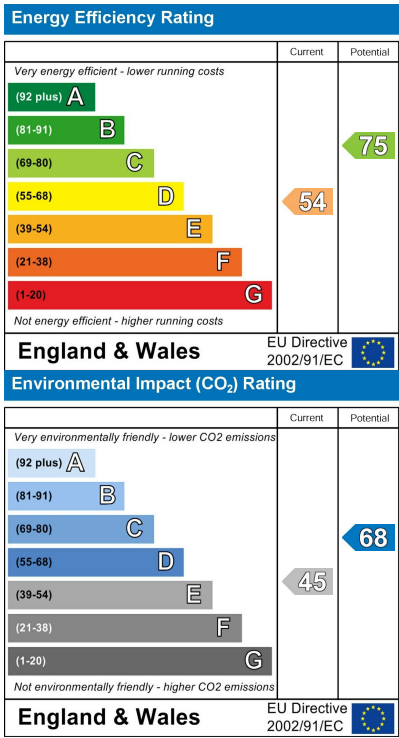
Services:
Mains services are connected.
(Private service charges apply)

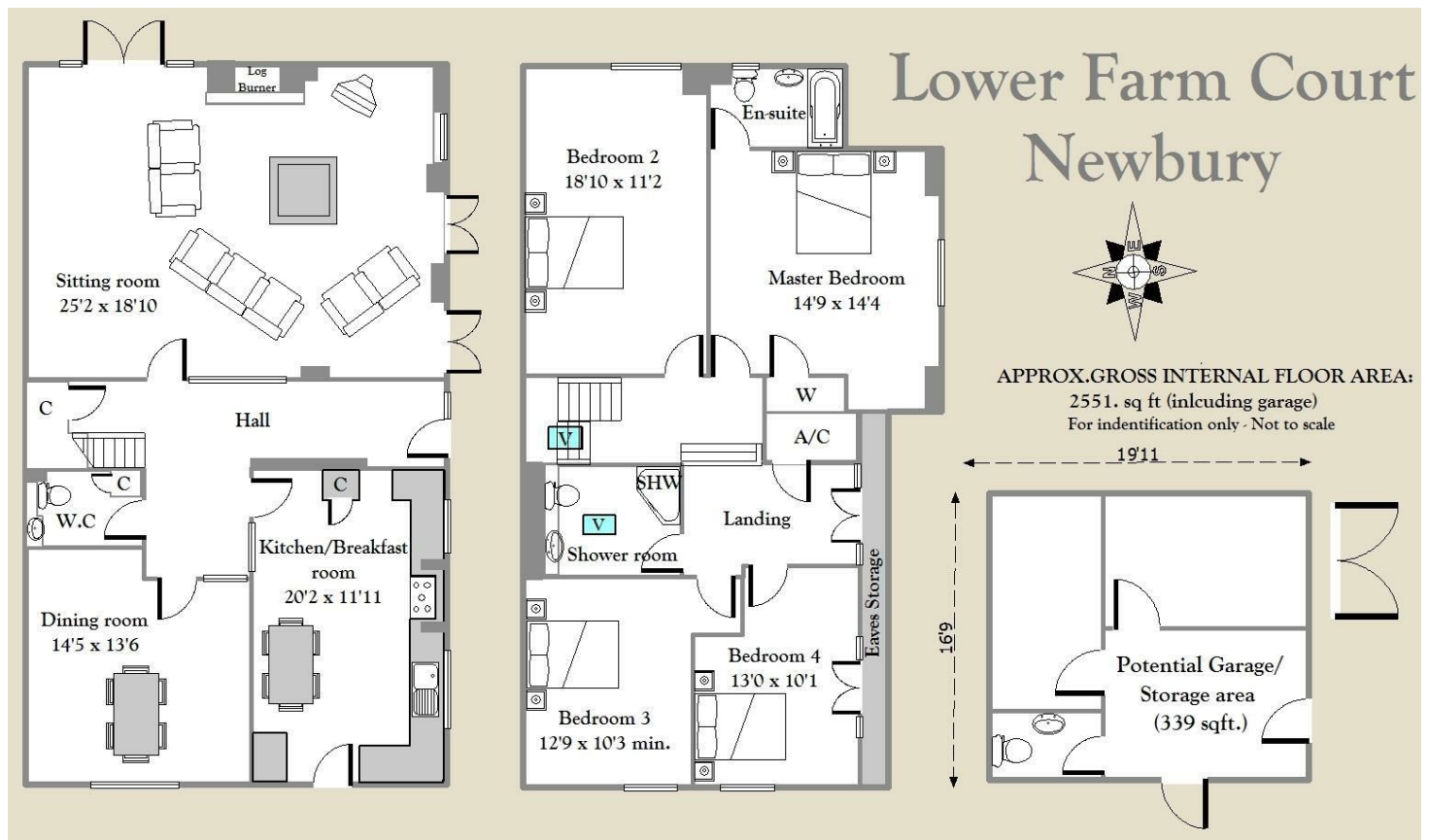
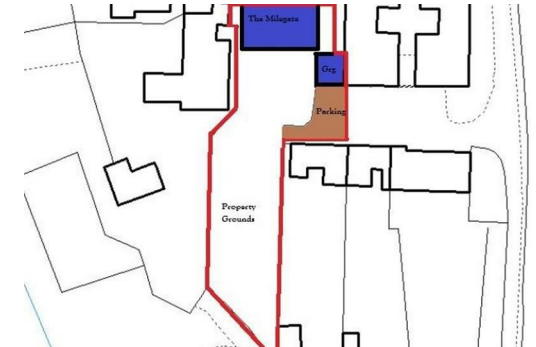
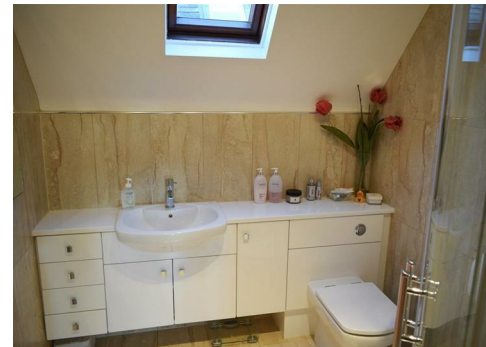
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

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

Directions
From the Robin Hood roundabout on the A4 - continue east on the A4 and at the Hambridge Road traffic lights turn right. Continue to the mini roundabout and take the first exit onto Hambridge Lane, pass through the industrial area and continue under the railway bridge. Immediately take the right-hand fork in the lane, then take the entrance on the right, down the gravel driveway. At the very end of the drive there is a latch-gate leading to the barn which is located on the right hand side.





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.

