

HILLIER & WILSON

Porchester Road
South Newbury

Porchester Road Newbury Berkshire RG14 7QH

An attractive and beautifully presented four bedroom period house located on a sought-after residential road to the south side of Newbury town centre, within the catchment of both the highly regarded St John’s & St Bart’s schools. The property has been extended by the present owners to a high standard, creating an elegant family home with benefits including gas central heating, uPVC double glazing, driveway parking and a landscaped rear garden. The accommodation is arranged over three floors with the ground floor comprising entrance hall, sitting room with wood-burning stove, dining room also with wood-burning stove and an impressive kitchen/breakfast room with Neptune cabinetry, butler’s sink, granite work surfaces, French doors to the garden and a separate utility room. Upstairs to the first floor there is a guest bedroom with en-suite shower room and built-in wardrobe, a second double bedroom with built-in wardrobe, a further bedroom and a newly fitted family bathroom. On the top floor the majority of the loft has been converted to provide a spacious master bedroom with fitted wardrobe, a modern en-suite shower room and eaves storage. Externally, there is gravel driveway parking at the front of the house whilst to the rear is a well-kept, enclosed garden measuring approximately 90 ft. in length with large patio area, lawn, modern home office and outbuilding used for storage. Porchester Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

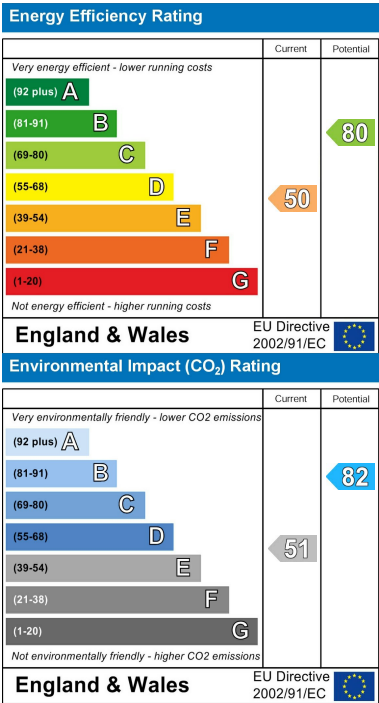
Services:
Mains services are connected.

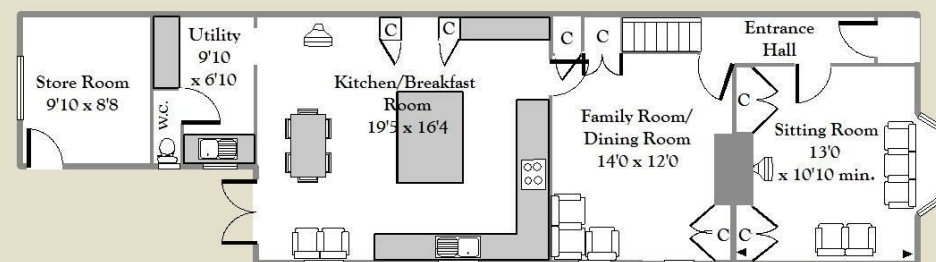
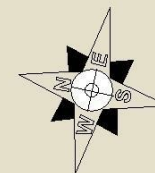
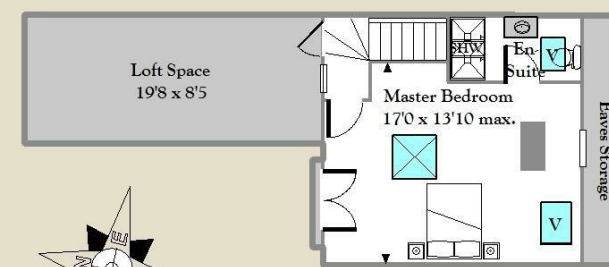
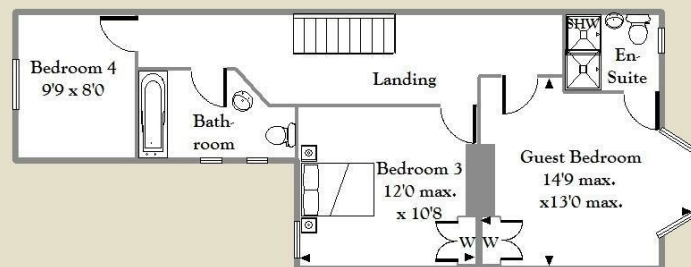
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

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

Directions
From Hillier & Wilson offices proceed south along Newtown Road and straight over the Newtown round about. Shortly after the roundabout take the 1st left onto Porchester Road. Proceed to follow the road straight, where the property can be found towards the end on the left.





Porchester Road South Newbury

APPROX GROSS INTERNAL FLOOR AREA - 1838 sq. ft (Including Store Room & Excluding Loft)
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.

