HILLIER & WILSON

*SQUERRYES*, Round End, Wash Common, South Newbury , RG14 6PL

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# Guide Price £1,195,000

An impressive and handsome detached five bedroom family home located on a plot measuring in excess of a third of an acre and within a private, leafy cul-de-sac that is ideally located in the highly sought after residential Wash Common area of South Newbury. The property has been modernised throughout and offers spacious living accommodation measuring 2,605 sq.ft. (excluding double garage and entertainment area) whilst other benefits include ample off-road parking via a gravel driveway and double garage, gas central heating and uPVC double glazing. The ground floor comprises of an entrance hall, family room, study, sitting room, an impressive kitchen/dining room, shower room, utility room and gym. The first floor comprises of a principle bedroom suite that is complete with a walk-in-wardrobe and ensuite bathroom. There are four further double bedrooms (one of which provides access to a bonus room in the loft), a family bathroom and a shower room. Externally, there is an impressive rear garden that is mainly laid to lawn and bordered by established trees and hedges. The rear garden also contains a patio area and a large open-sided entertainment area that is ideal for summer evenings. Round End is conveniently located within the catchment area of the highly regarded Falkland primary school and Park House secondary school. There are also a variety of local shops and amenities within walking distance of the property whilst Newbury town centre is just a short drive away and has a mainline railway station which provides regular direct links to London Paddington taking less than an hour. Nearby road links are also excellent with easy access to the A34, M4 motorway and A4.
*NO ONWARD CHAIN*

- HANDSOME & SPACIOUS DETACHED FAMILY HOME
- MODERNISED THROUGHOUT
- PLOT MEASURING IN EXCESS OF 1/3 OF AN ACRE
- LEAFY PRIVATE CUL-DE-SAC IN A SOUGHT AFTER RESIDENTIAL AREA
- PARK HOUSE AND FALKLAND SCHOOL CATCHMENT
- ** NO ONWARD CHAIN **

Services:

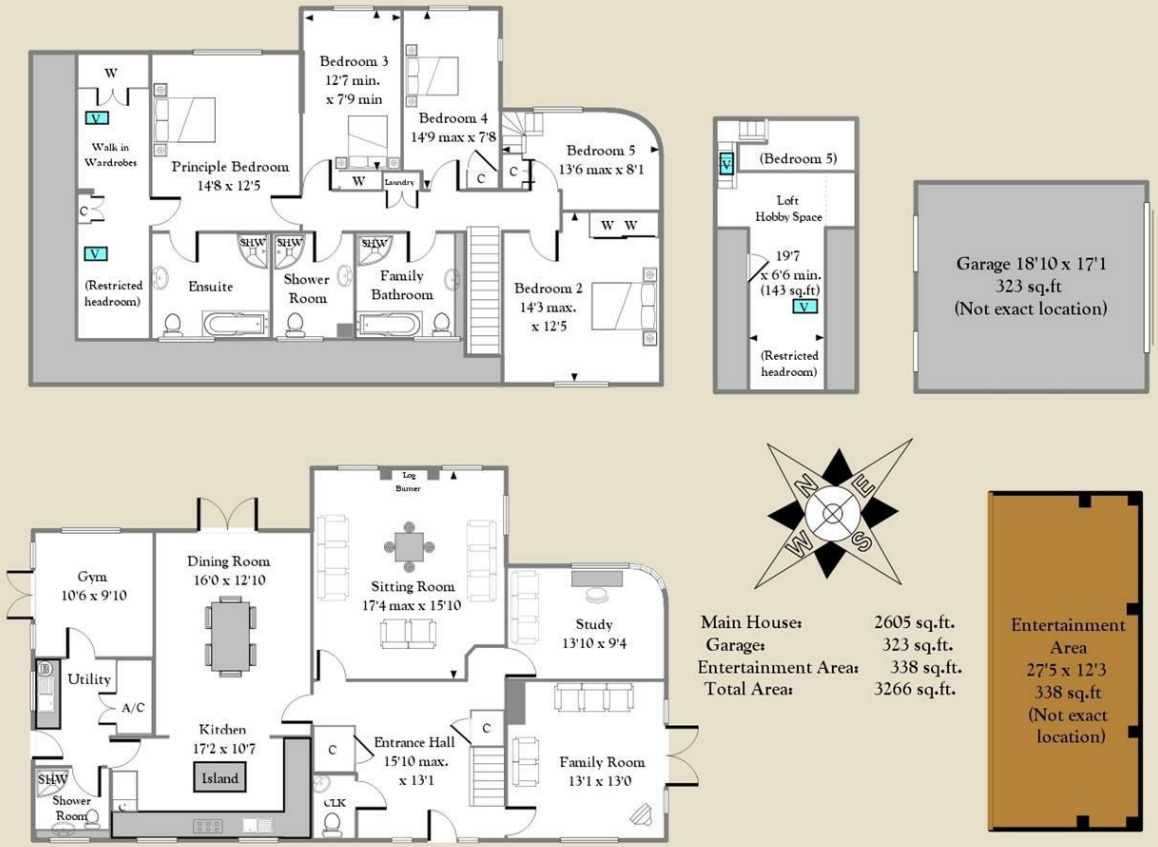
Mains services are connected

EPC Rating: C

Full results can be sent on request

Council Tax Band: G

# Squerryes, Round End, Wash Common




APPROX. GROSS INTERNAL FLOOR AREA 2605 sq.ft (242 sq.m) (Excluding Garage and Entertaiment Area)
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.