

HILLIER & WILSON



Deadmans Lane
Newbury

Deadmans Lane Newbury Berkshire RG19 8XS

An immaculately presented four bedroom detached family home, built by David Wilson Homes located on the south side of Newbury, within the catchment area of Park House School. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, office/family room, sitting room leading through to dining room, a modern kitchen/breakfast room and utility room. On the first floor, there is a master bedroom with en-suite shower room, three further double bedrooms (all of which have built-in wardrobes) and a family bathroom with separate shower cubicle. Externally, there is a well maintained, part walled rear garden which is mainly laid to lawn with both a stoned and patio seating areas; whilst to the front of the property, there is off road parking via a driveway that leads to a garage. Deadmans Lane is conveniently located for Newbury Retail Park, historic Greenham Common and Newbury town centre, which is just a short drive away. There are also excellent road communications with easy access to the A4, A34 and M4 at Junction 13 and A339, M3 at junction 6. NO ONWARD CHAIN

Services:

Mains services are connected.

(Service charges)

EPC: Rating C

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 the office of Hillier & Wilson proceed along Newtown Road at the roundabout go straight ahead up Old Newtown Road, at the college roundabout turn left and head towards the Retail Park proceed along Pinchington Lane and continue straight over two roundabouts. At the third roundabout turn right into Deadmans Lane, turn next right, follow the road right the way around until you reach a dead end; the property will be on the left hand side.

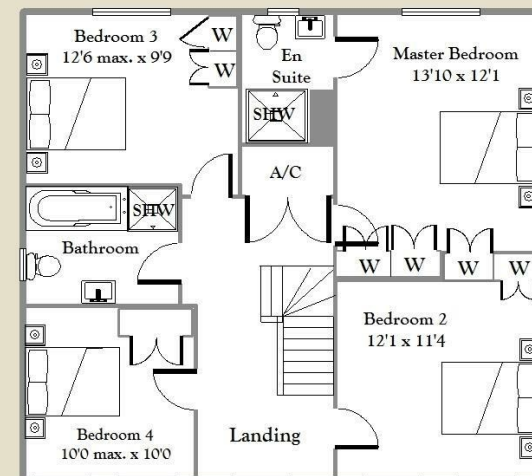
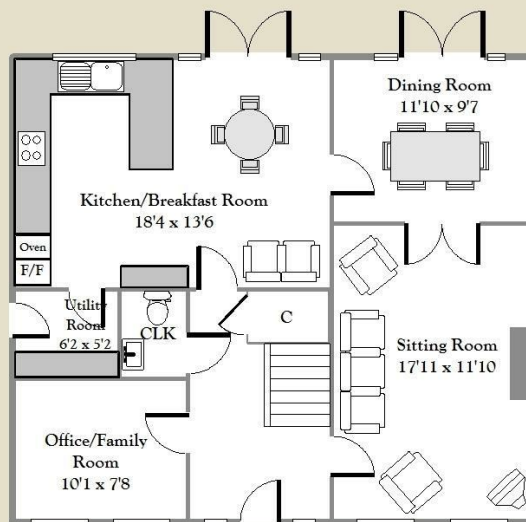
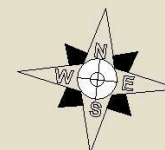




Garage
17'2 x 9'0
(157 sq.ft.)
(Not Exact
Location)

Deadmans Lane, South Newbury

APPROX. GROSS INTERNAL FLOOR AREA 1686 sq.ft. (156 sq.m.) (Excluding Garage)
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.

