

HILLIER & WILSON



Sandleford, Newtown, Newbury, RG20 9BB

Sandleford, Newtown, Newbury

A beautifully presented four bedroom semi-detached family home located in an exclusive development. The spacious accommodation measures in excess of 2,000 sq.ft and sits on a generous corner plot, whilst other benefits from gas water underfloor heating, double glazing, log cabin, off road parking and solar panels for heating water and charging electric vehicles. The ground floor comprises entrance hall, cloakroom, sitting room, kitchen/breakfast room, utility and home office.

There is also access to a versatile room currently used as an Airbnb with cloakroom. Upstairs there is a principal bedroom with walk-in wardrobe, office space and en-suite bathroom with separate shower, a guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally there is a well-kept rear garden which is mainly laid to lawn with mature borders, a patio area and views overlooking the field to the rear. There is also a log cabin which is currently used as a home office/family room with a separate storage facility. Sandleford Farm is very conveniently located for Tesco supermarket and Newbury Retail Park, whilst the town centre and mainline railway station are just a short drive away. It also falls within the catchment area of both Highwood Copse and Park House schools.





- BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- EXCLUSIVE DEVELOPMENT
 - SPACIOUS LIVING ACCOMMODATION IN EXCESS OF 2,000 SQ.FT.
- GENEROUS CORNER PLOT
 - OVERLOOKING FIELDS
- HIGHWOOD COPSE AND PARK HOUSE SCHOOL CATCHMENT

Services: Mains services are connected
(Except mains drainage - Communal Sewage Treatment Plant)

Service Charges apply

EPC: Rating B

Full results can be sent on request

Council Tax: Band E



Blake, Sandlesford Farm, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2079 sq.ft (193 sq.m) (excluding Log Cabin)
For identification only (Not to Scale)
Hillier & Wilson LTD

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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.

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