

# HILLIER & WILSON

Lilac Cottage  
Old Newtown Road  
South Newbury





# Old Newtown Road Newbury Berkshire RG14 7DE

An attractive detached family house, originally dating from the early 19th Century and totally renovated and extended by the present owners, including the addition of a self-contained one bedroom annex. The property is ideally located within walking distance of Newbury town centre and railway station and is also in the catchment area of both the highly regarded St John's and St Bart's schools. The ground floor comprises entrance hall, study/fourth bedroom, sitting room with fireplace, bright and spacious kitchen/breakfast room with oak bi-folding doors to the garden, cloakroom and utility/boot room. Upstairs is the master bedroom with en-suite shower room, two further double bedrooms and a family bathroom with walk-in shower. Externally, there is electric-gated driveway parking as well as a detached double garage with air conditioned, self-contained annex which comprises kitchen and shower room to the ground floor and a sitting/dining room and double bedroom upstairs, above the garage. There is also a beautiful, southerly facing landscaped rear garden featuring ornamental pond, patio area and lawn bordered by flower beds and mature hedges. Old Newtown Road is very conveniently located just a short walk from 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 D (Additional Council Tax for the annex. Band D

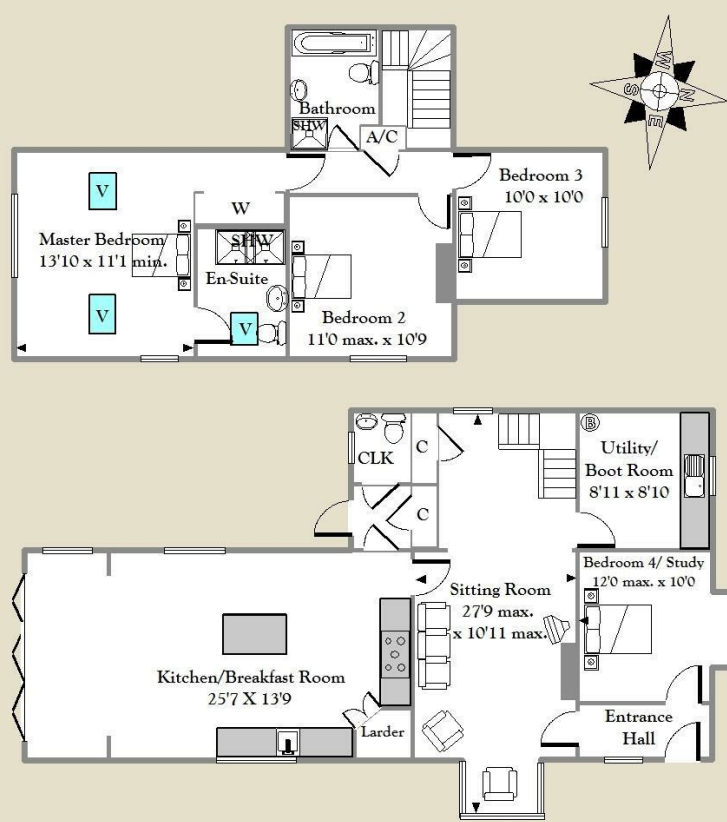
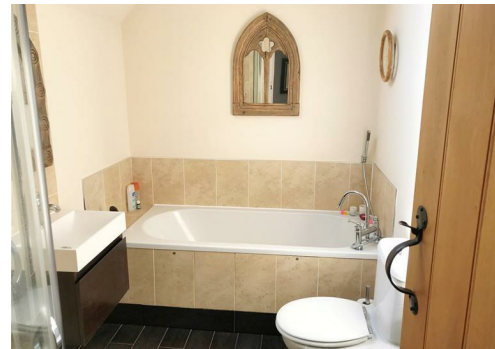
**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**  
From the offices of Hillier & Wilson head south towards St Johns roundabout, take the third exit onto the Andover Road, take the first left onto Old Newtown Road, follow the road round to the right and the property is up on the right.

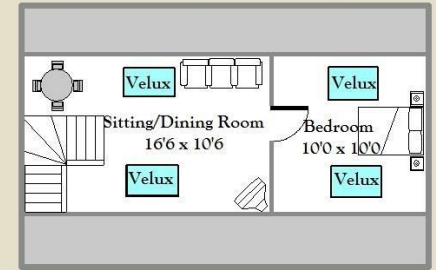
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		







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APPROX GROSS INTERNAL FLOOR AREA 2299 sq ft - (Including Garage & Office)  
Hillier & Wilson LTD - For identification only - Not to scale

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.



