



HILLIER & WILSON

Orchard Close
Tothill

Tothill Burghclere Hampshire RG20 9ED

A substantial five bedroom detached family house with a plot measuring in excess of a third of an acre in an idyllic semi-rural location, just south of Newbury. The property benefits from oil-fired central heating, recently installed double glazing throughout, ample driveway parking, a double garage and beautiful landscaped gardens backing onto fields. The ground floor comprises porch, entrance hall, large sitting room, study, media room, shower room, boot room and large kitchen/dining room with Alpha range cooker, separate utility and French doors to the garden. Upstairs there is a spacious principal bedroom with an en-suite bathroom, vaulted ceilings and French doors to a balcony which has picturesque views over the neighbouring fields; there are also three further double bedrooms, a family shower room and a fifth bedroom, currently used as a dressing room with ample fitted wardrobe space. Externally, there is a gated gravel driveway parking leading up to a freestanding double garage; there are also stunning, mature and very private gardens surrounding the house with several patio areas, manicured lawns and ornamental pond. Orchard Close is tucked away down a private track and has excellent road links nearby including the A34 and M4 motorway. Newbury town centre is just a short drive away.

Services:

Mains services are connected.
(except gas)

EPC: Rating D

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

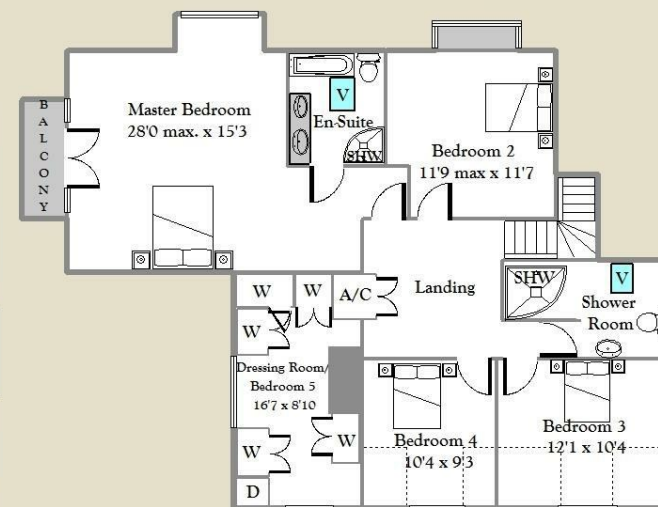
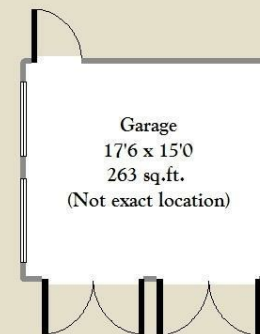
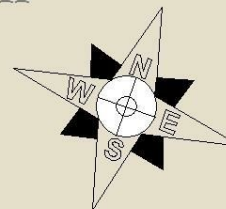
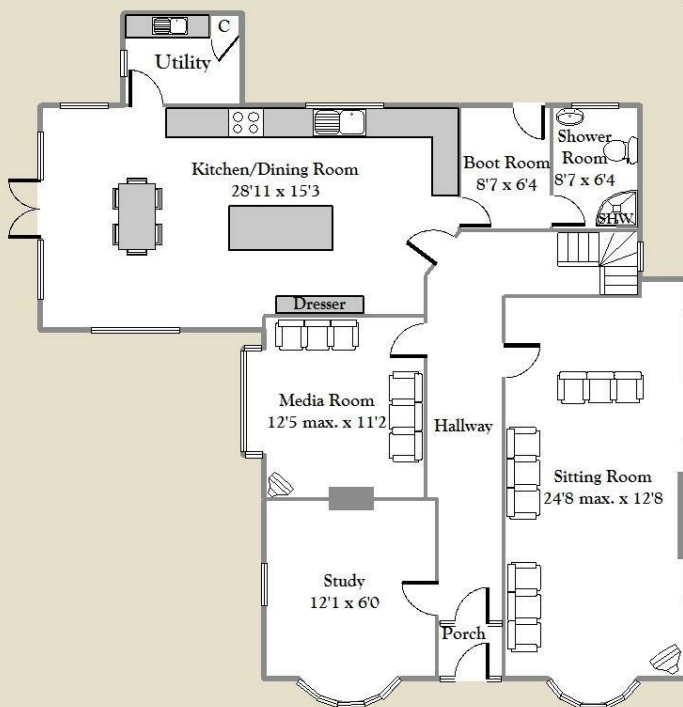
Directions

From the offices of Hillier & Wilson proceed south to the A339 past St Gabriels School. At the next round about take the second exit onto the B4640, proceed straight ahead. After a short distance, turn right into Tothill, continue along the track following it round to the left, then the property can be found on the right.





Orchard Close, Tothill



APPROX GROSS INTERNAL FLOOR AREA 2595 sq. ft - (Excluding garage)
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.

