

HILLIER & WILSON



Bartlemy Road, Newbury, RG14 6LD

Tel: 01635 522044

Guide Price £650,000

Bartlemy Road, Newbury

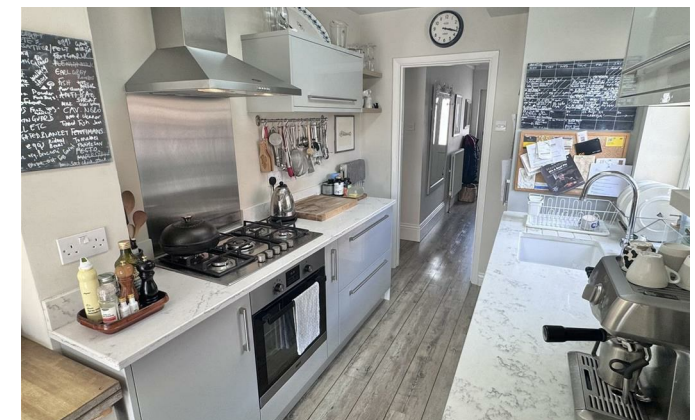
A beautifully presented, spacious and versatile bay-fronted four bedroom family home situated on one of South Newbury's most sought after residential roads that falls within the catchment area for the highly regarded John Rankin's and St Bart's schools.

The property has been renovated throughout by the current owners in order to create a stunning open-plan layout on the ground floor that is ideal for modern living and which offers further scope to extend (STTP). Other benefits include an immaculately landscaped south facing private rear garden that measures in excess of 100ft. long, off-road parking via a car port and paved driveway, gas central heating and uPVC double glazing.

The ground floor comprises of an entrance hall, sitting room and open-plan kitchen/dining room that opens out onto the garden. The first floor comprises of two double bedrooms, another bedroom and a family bathroom. Upstairs there is an additional bedroom with built-in wardrobes and access into the eaves storage.

Externally the rear garden is mainly laid to lawn with established flowerbeds and features a patio seating area and outside home office space (with power and internet).

Bartlemy Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- BEAUTIFULLY PRESENTED BAY-FRONTED FOUR BED FAMILY HOME
- RENOVATED THROUGHOUT TO CREATE OPEN-PLAN LAYOUT
- IMMACULATELY LANDSCAPED SOUTH FACING REAR GARDEN
- OFF-ROAD PARKING VIA DRIVEWAY AND CAR PORT
- JOHN RANKIN'S & ST BART'S SCHOOL CATCHMENT
- HIGHLY SOUGHT AFTER RESIDENTIAL ROAD IN SOUTH NEWBURY

Services: Mains services are connected

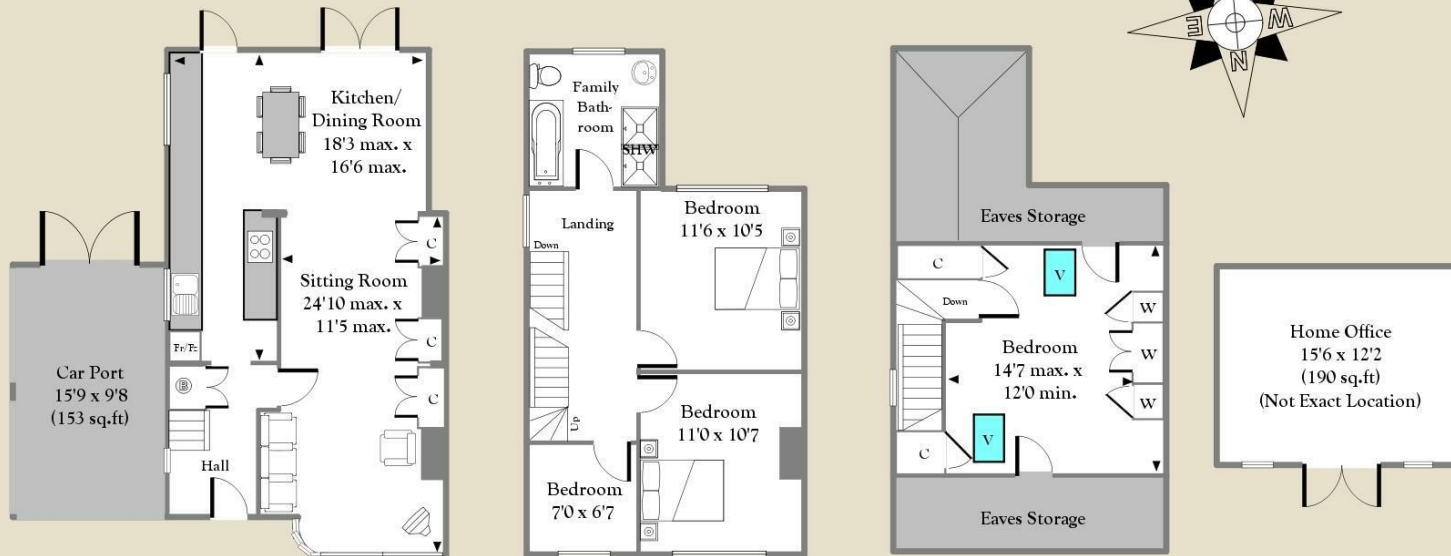
EPC: Rating: D

Full results can be sent on request

Council Tax Band: D



Bartlemy Road, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1337 sq.ft (124 sq.m) (Excluding Car Port & Home Office)
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.

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