HILLIER & WILSON



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Guide Price £1,195,000

Newtown Road, Newbury

An exceptional and immaculately presented five bedroom detached family home in the heart of south Newbury that expertly blends contemporary charm with comfort and convenience with easy access to the town centre, train station and highly sought after schools nearby.

The property benefits greatly from a spacious, open-plan layout with living accommodation approaching 3,000 sq.ft, west facing garden and ample off-road parking provided via a courtyard driveway and double garage. Other benefits include: gas central heating, water underfloor heating on the ground floor and uPVC double glazing.

The ground floor consists of a grand entrance hall, kitchen/breakfast room, sitting room with bi-folds onto the garden patio, family room, utility room and downstairs cloakroom. The first floor is bright, spacious and comprises five double bedrooms – three of which have ensuites and a family bathroom.

Externally, the west facing garden is contained by a wall and primarily laid to lawn, bordered by a mixture of bushes shrubs and hedges. To the front of the property, access to the front courtyard and garage is behind an electric gate.

Newtown Road is ideally situated on the south side of Newbury near to the town centre and mainline railway station, providing regular direct links to London Paddington. The property also falls within the catchment area of the highly regarded St Bartholomew's, St Nicholas' and St John's Schools.









- EXCEPTIONAL FIVE BEDROOM DETACHED HOME
- PRIVATE COURTYARD ENTRANCE BEHIND ELECTRIC GATE
- SPACIOUS LIVING ACCOMMODATION APPROACHING 3,000 SQ.FT
- FIVE DOUBLE BEDROOMS, THREE ENSUITES & A FAMILY BATHROOM
- EASY ACCESS TO TOWN CENTRE & MAINLINE RAILWAY STATION
- ST BART'S, ST NIC'S & ST JOHN'S SCHOOL CATCHMENT

Services: Mains services are connected

EPC Rating: C
Full results can be sent on request

Council Tax Band: G







Newtown Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2816 sq.ft (262 sqm) (Including Garage)
For Identification Only- Not To Scale- Hiller & 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.

