HILLIER & WILSON



Bartlemy Close, Newbury, RG14 6LE

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Guide Price £900,000

# Bartlemy Close, Newbury

A substantial and recently renovated 1940s detached five bedroom family home set on a generous, south facing, plot measuring approximately a quarter of an acre on a highly desirable cul-de-sac in South Newbury. The property benefits from a handsome bay frontage, spacious living accommodation and a generous in-and-out block paved driveway. Other benefits also include E.V. charging point, gas central heating and uPVC double glazing. The ground floor comprises of a large entrance hall, sitting room, open plan kitchen/breakfast room, utility room, dining/family room, study, downstairs cloakroom and the integral garage. The second floor comprises of the principal bedroom that is complete with an ensuite shower room, four further double bedrooms (one of which has an ensuite bathroom) and the family bathroom. Externally, the south facing rear garden measures in excess of 130 ft. in length and is primarily neatly laid to lawn, bordered by mature hedges. The garden also features a large patio area, summer house, shed and vegetable patch. The property also features an array of solar panels on the roof that are connected to the National Grid and a local battery back-up. The property falls within the catchment areas of the highly regarded schools, St John's, St Nic's and St Batholomew's. Bartlemy Close 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.









- SUBSTANTIAL 1940s FIVE BEDROOM DETACHED FAMILY HOME
- GENEROUS SOUTH FACING PLOT MEASURING 1/4 OF AN ACRE
- ST JOHNS, ST NIC'S & ST BART'S SCHOOL CATCHMENT
- RECENTLY RENNOVATED THROUGHOUT
- HANDSOME BAY FRONTAGE
- IN-AND-OUT DRIVEWAY
- SOLAR PANELS CONNECTED TO NATIONAL GRID
- QUIET RESIDENTIAL CUL-DESAC- IN SOUTH NEWBURY

Services: Mains services are connected

EPC Rating: A
Full results can be sent on request

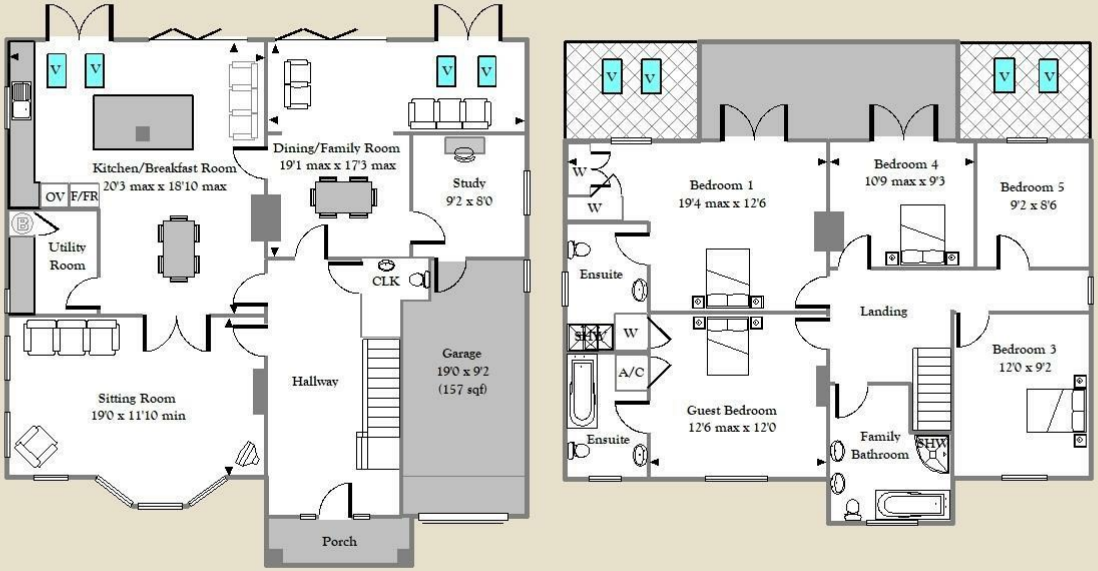
Council Tax Band: F







# Bartlemy Close Newbury




APPROX GROSS INTERNAL FLOOR AREA 2342 sq.ft (218 sqm) (Including Garage)
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.

