HILLIER & WILSON



Wendan Road, Newbury, RG14 7AF

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Guide Price £1,000,000

Wendan Road, Newbury

A substantial and spacious five bedroom detached family home that expertly blends period character with modern comforts, centred around a stunning open-plan Kitchen/Breakfast room with bi-folding doors that open onto the large west facing rear garden. The property is located on a highly sought after residential road that falls within the catchment area for St Nic's, St John's and St Bart's – all of which are highly regarded.

The property benefits greatly from a generous plot that measures approximately a quarter of an acre, living accommodation in excess of 3,000 sq.ft and five double bedrooms. Other benefits include, off-road parking via an in-and-out driveway, gas central heating and uPVC double glazing.

The ground floor comprises a large entrance hall, sitting room, cloakroom, study, open-plan kitchen/breakfast room, a further family room, utility area and an integrated garage. On the first floor there are four double bedrooms (two of which have ensuites) and a family bathroom. The second floor hosts an additional bedroom that is complete with an ensuite shower room, walk-in-wardrobe and Juliet balconies that overlook the garden.

Externally, the rear garden is mainly laid to lawn and features a large patio area and summer house. To the front of the property there is a large gravel driveway that provides ample parking space.

Wendan Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.









- SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN-PLAN KITCHEN/BREAKFAST ROOM WITH BI-FOLDS TO GARDEN
- SPACIOUS LIVING ACCOMODATION APPROACHING 3,000 sq.ft. ACROSS THREE FLOORS
- GENEROUS WEST FACING PLOT APPROACHING A QUARTER OF AN ACRE
- AMPLE OFF-ROAD PARKING VIA GARAGE AND DRIVEWAY
- ST NIC'S, ST JOHN'S & ST BART'S SCHOOL CATCHMENT

Services: Mains services are connected

EPC Rating: TBC
Full results can be sent on request

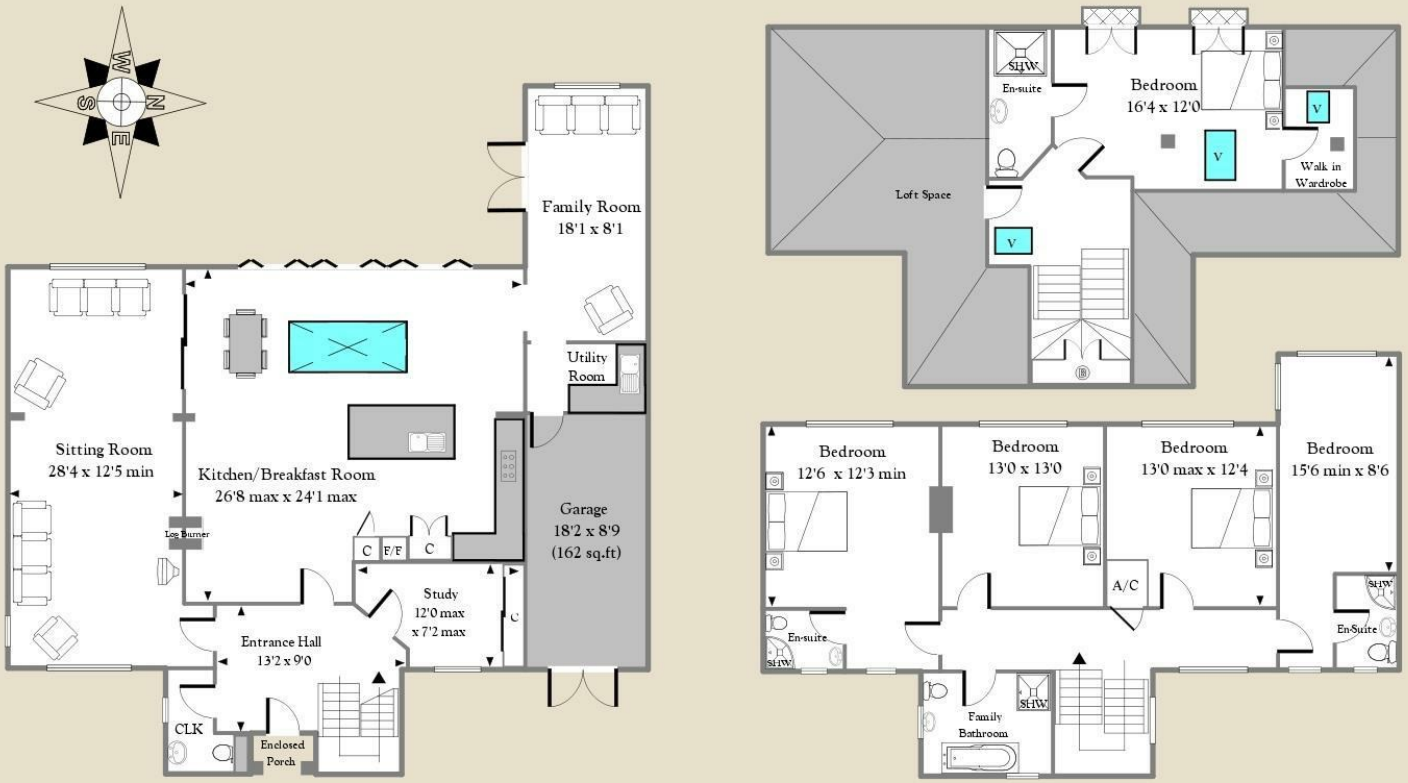
Council Tax Band: F







Wendan Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 3009 sq.ft (280 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.

