



HILLIER & WILSON

Manderby
Chiltern Close, South Newbury

Chiltern Close Newbury Berkshire RG14 6SZ

A beautifully presented four bedroom detached family home, located in a private cul-de-sac in the popular Wash Common area of south Newbury. The property falls within the catchment area of the highly regarded Falkland primary and Park House secondary schools, whilst other benefits include gas central heating, Upvc double glazing and westerly facing rear garden. The ground floor comprises large entrance hall, cloakroom, dining room, sitting room, kitchen/breakfast room and utility room. Upstairs, there is a master bedroom with en-suite shower room and built-in wardrobe, three further double bedrooms and a family bathroom. Externally, there is an enclosed rear garden that is mainly laid to lawn with mature flower bed borders, a patio seating area, a garden office with power and light, and a further garden shed. To the front, there is off road parking via bricked driveway, a car port and a garage. Chiltern Close is conveniently located just a short drive from the town centre and retail park and has good local amenities nearby including doctors and dental surgeries, whilst Wash Common is also served by a regular bus service to/from Newbury Town centre and Newbury Retail Park.

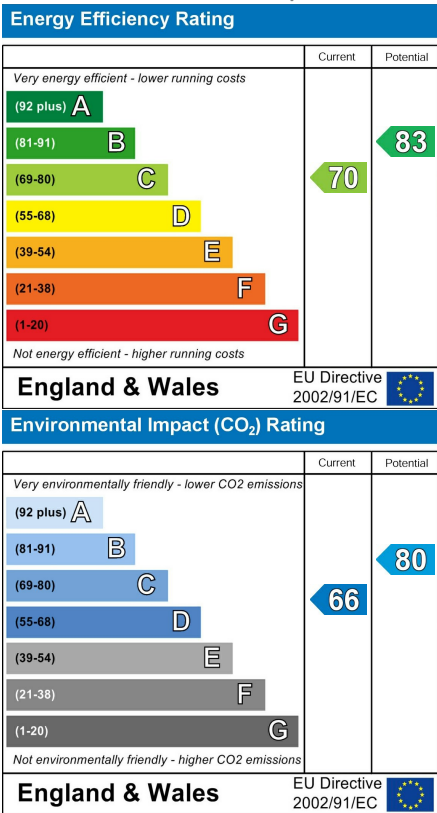
Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

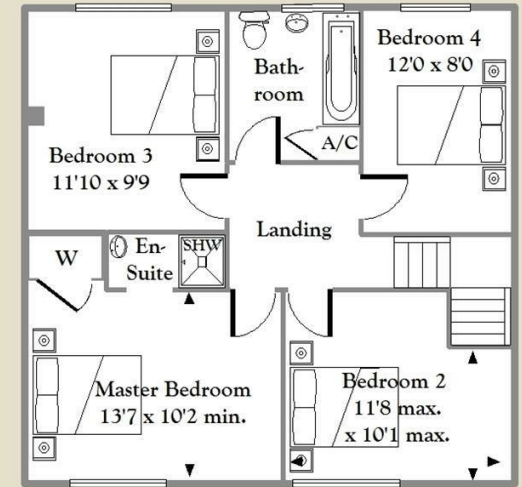
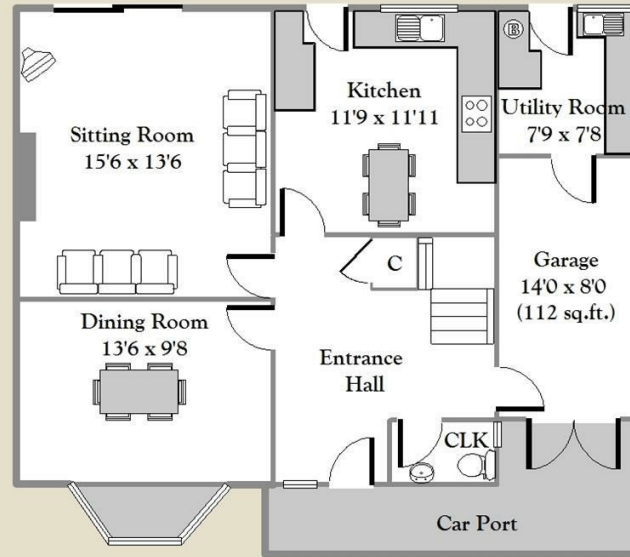
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices head south on Bartholomew Street toward Pound Street, continue onto Newtown Road, at the roundabout take the third exit onto Andover Road going through one roundabout, at the roundabout take the second onto Essex Street, follow the road round, turning left onto Villiers Way, then take the first right onto Meyrick Drive and then the third left onto Chiltern close. The property can then be found on the right hand side





Chiltern Close, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1490 sq.ft. (Including Garage & Excluding Car Port)
For identification only - Not to scale - Hillier & Wilson LTD.

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.

