

HILLIER & WILSON



*Chilton House Charles Street Newbury*



# Charles Street Newbury Berkshire RG14 6QP

An impressive double-fronted four/five bedroom detached family house located on a sought-after residential road in South Newbury, within the catchment area of the highly-regarded Falkland school. The property has been extended to provide versatile accommodation, with other benefits including gas central heating, uPVC double glazing, original period features, an attractive westerly facing rear garden and driveway parking. The ground floor comprises entrance hall, dining room with fireplace and bay window, sitting room with fireplace and bay window, family room with French doors to the garden, games room, kitchen/breakfast room with French doors to the garden, utility room, wet room and study/fifth bedroom. Upstairs there is a spacious master bedroom with en-suite shower room, a second double bedroom with walk-in wardrobe, two further double bedrooms and a family bathroom with separate shower enclosure. Externally the property has a low-maintenance front garden, gravel driveway parking and a good-sized, enclosed rear garden with patio area, lawn and mature borders. Charles Street is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.

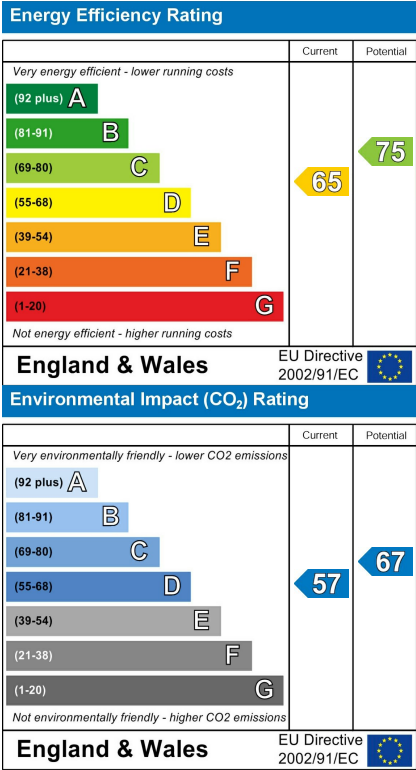
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band E

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

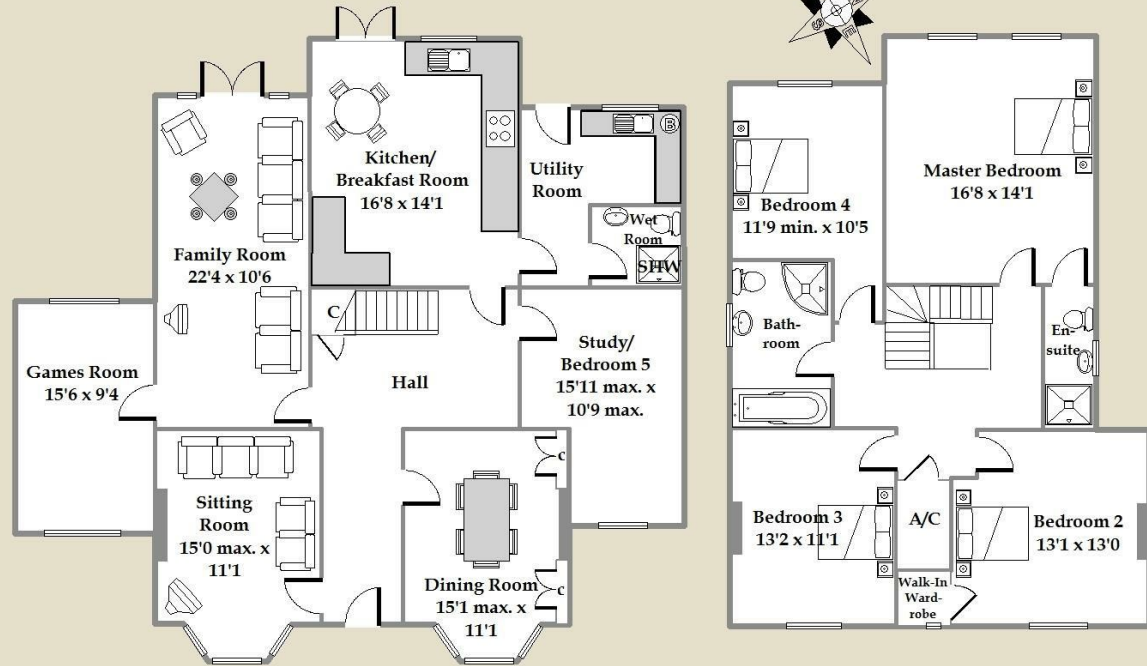
**Directions**  
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road continue passed the speed camera until you reach two mini roundabouts, turn right onto Essex Street and then take the second left onto Charles Street. The property can be found shortly after on the right hand side.







## Charles Street, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2581 sq.ft.  
For Identification Only - Not to Scale

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.



