

HILLIER & WILSON



Rutherford Close
Newbury

Rutherford Close Highclere Newbury RG20 9QD

An immaculately presented three bedroom detached family house, built by Rivar in 2005, located in the popular village of Highclere to the south of Newbury. The property benefits from uPVC double glazing, oil central heating, west facing rear garden and off road parking. The ground floor comprises entrance hall, cloakroom, sitting room with multi-fuel burning stove fireplace, contemporary kitchen/dining room and garage currently used as a workshop/home office. Upstairs there is a master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms and a modern family bathroom with separate shower enclosure. Externally the property has driveway parking to the rear with electric gated entrance as well as a low-maintenance walled rear garden with large decked area. Highclere is most famous for being the home of Highclere Castle but also has a pub, village church and well-regarded private junior school, Thorngrove. The market town of Newbury is a short drive away.

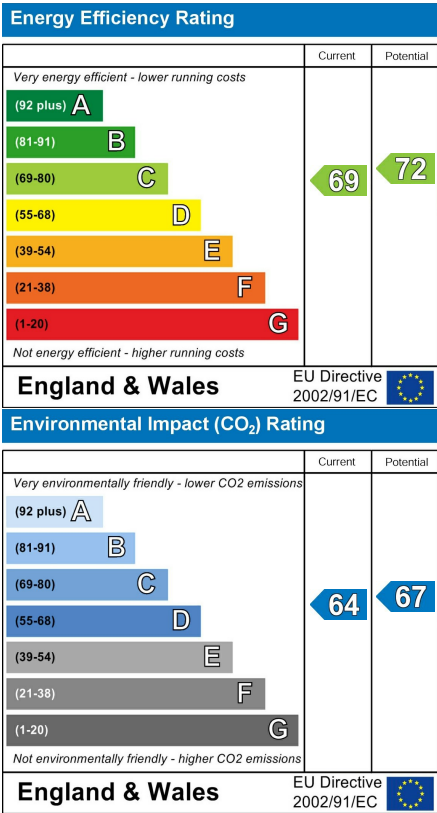
Services:
Mains services are connected.
(except gas mains drainage. ???)
(Private service charges?)

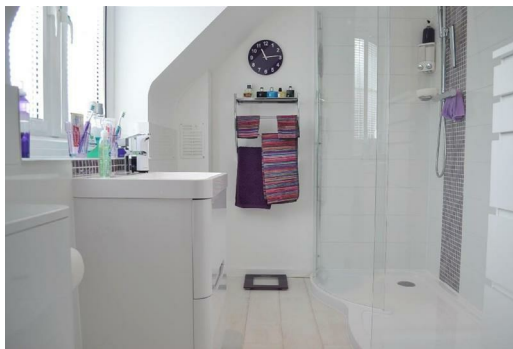
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band ?

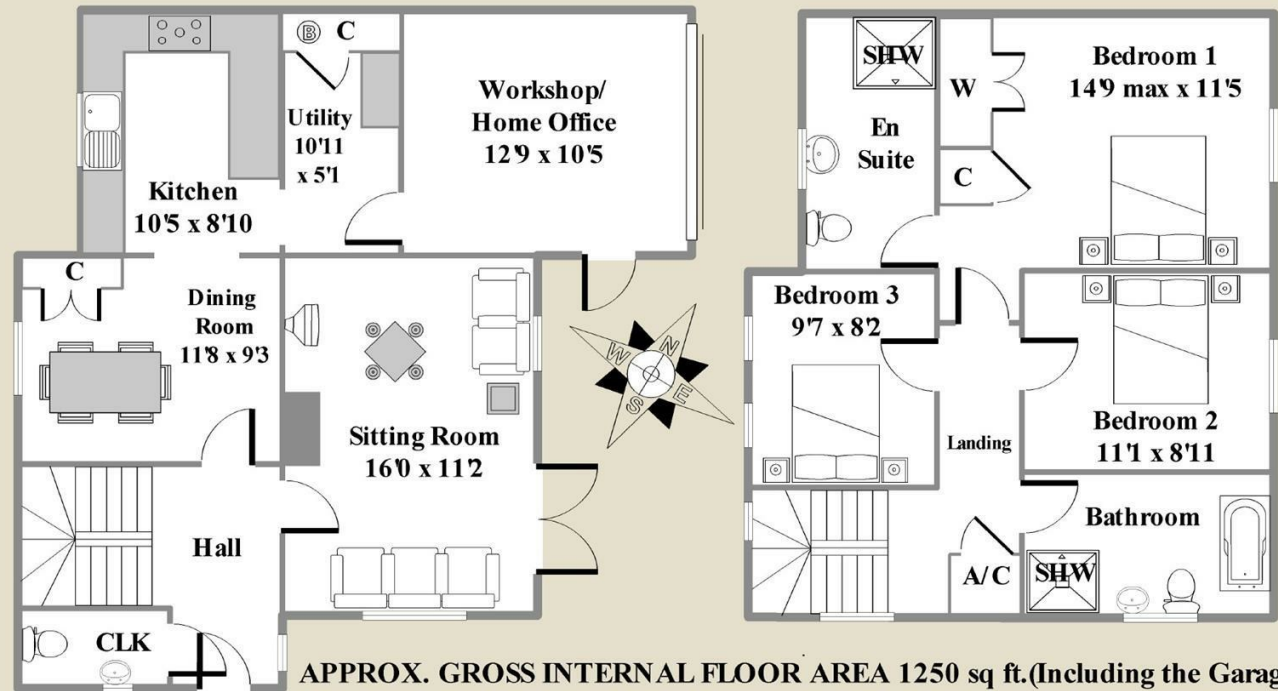
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions





Rutherford Close, Highclere



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.

