

# HILLIER & WILSON



*MARCH HOUSE*, Floreat Gardens, Newbury, RG14 6AW



## Floreat Gardens Newbury

**\*\*NO ONWARD CHAIN\*\*** A beautifully presented four bedroom detached family home located in a sought after cul-de-sac on the south side of Newbury that falls within the catchment area of the highly regarded John Rankin and St. Barts schools. The property offers spacious living accommodation whilst other benefits include gas central heating, uPVC double glazing, double garage and off road parking. The ground floor accommodation comprises entrance hall, cloakroom, sitting room with log burner, dining room, garden room, family room/study and kitchen/breakfast room leading through to a utility room. Upstairs there is a principal bedroom with en-suite and built-in wardrobes, three further double bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally there is an enclosed wraparound garden which is mainly laid to lawn with mature borders and a decked seating area, whilst to the front there is off road parking via driveway for two cars and access to the double garage. Floreat Gardens is ideally located within walking distance to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.







- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION
- JOHN RANKIN & ST BARTS CATCHMENT
  - SPACIOUS LIVING ACCOMODATION
- OFF ROAD PARKING & DOUBLE GARAGE
  - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating C

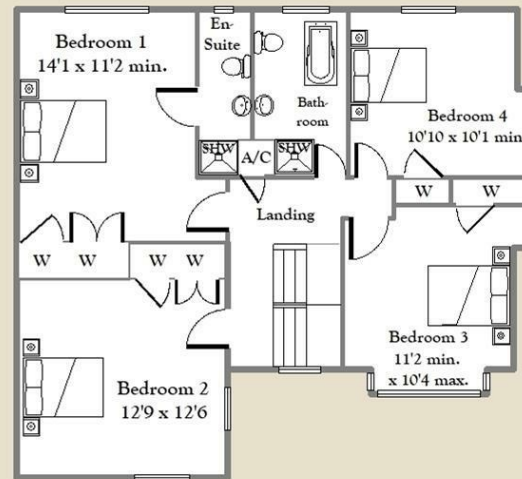
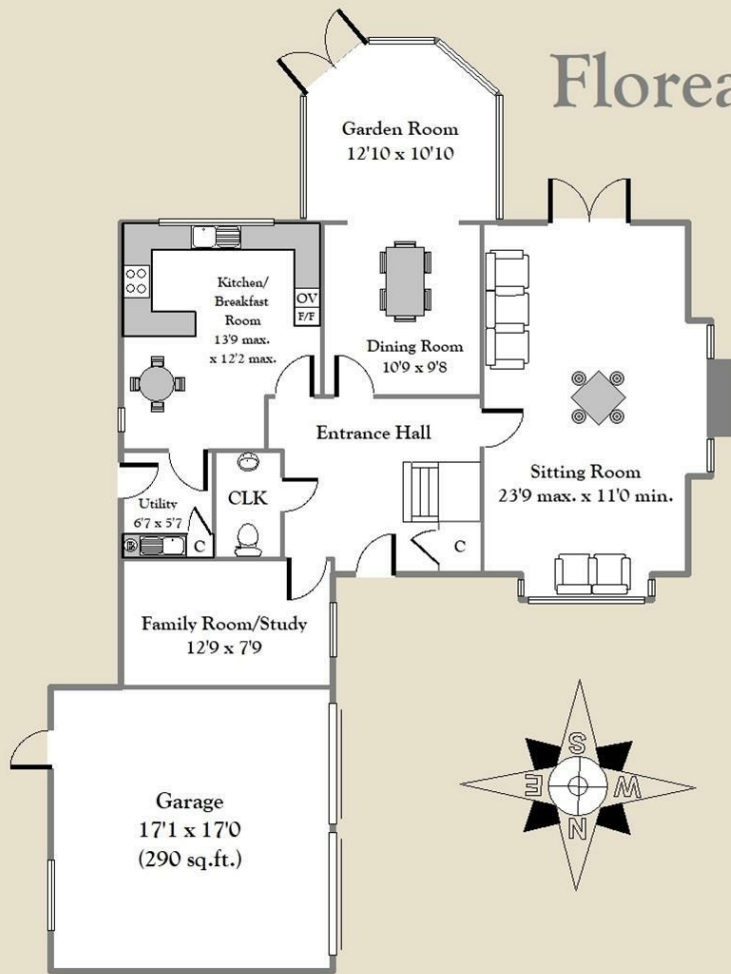
Full results can be sent on request

Council Tax: Band G





# Floreat Gardens, Newbury



APPROX GROSS INTERNAL FLOOR  
AREA 1793 sq.ft (166 sq.m) (Excluding Garage)  
For identification only -  
Not to scale - Hillier & Wilson LTD

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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.

HILLIER & WILSON

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