

# HILLIER & WILSON



Tydehams Oak  
Tydehams  
South Newbury



# Tydehams (3455 sq.ft) Newbury West Berkshire RG14 6JT

A substantial detached family house set in a plot approaching three quarters of an acre in size, located in one of Newbury's foremost residential addresses. Tydehams Oak offers spacious and versatile accommodation with potential for a self-contained annexe; whilst other benefits include gas-fired central heating, uPVC double glazing, private driveway and double garage. The ground floor comprises porch, large entrance hall, cloakroom, drawing room with wood burning stove and French doors to the garden, study, dining room, kitchen/breakfast room with integrated appliances, utility and sun room. Upstairs there is a spacious master bedroom with ample fitted wardrobes and an en-suite bathroom, three further double bedrooms – each with fitted cupboards and a large Billiard room with sitting area and kitchenette. Externally, there is a sweeping gravel driveway leading to the house and the integral double garage with electric up-and-over door. The mature and beautifully-kept garden surrounds the house with a large porcelain-tiled patio area, a separate decked seating area, flower bed borders and established trees providing privacy. Tydehams Oak is ideally situated in a quiet spot at the end of a prestigious no-through-road on the south side of Newbury. The local shops and amenities of Wash Common are within walking distance of the house whilst Newbury town centre is just a short drive away and has a mainline railway station which provides regular direct links to London Paddington taking less than an hour.

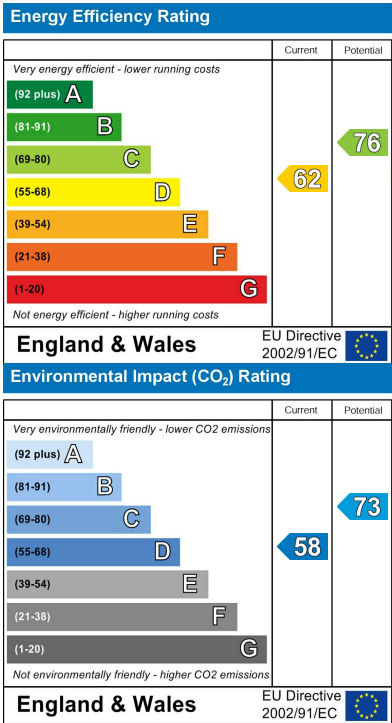
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band G

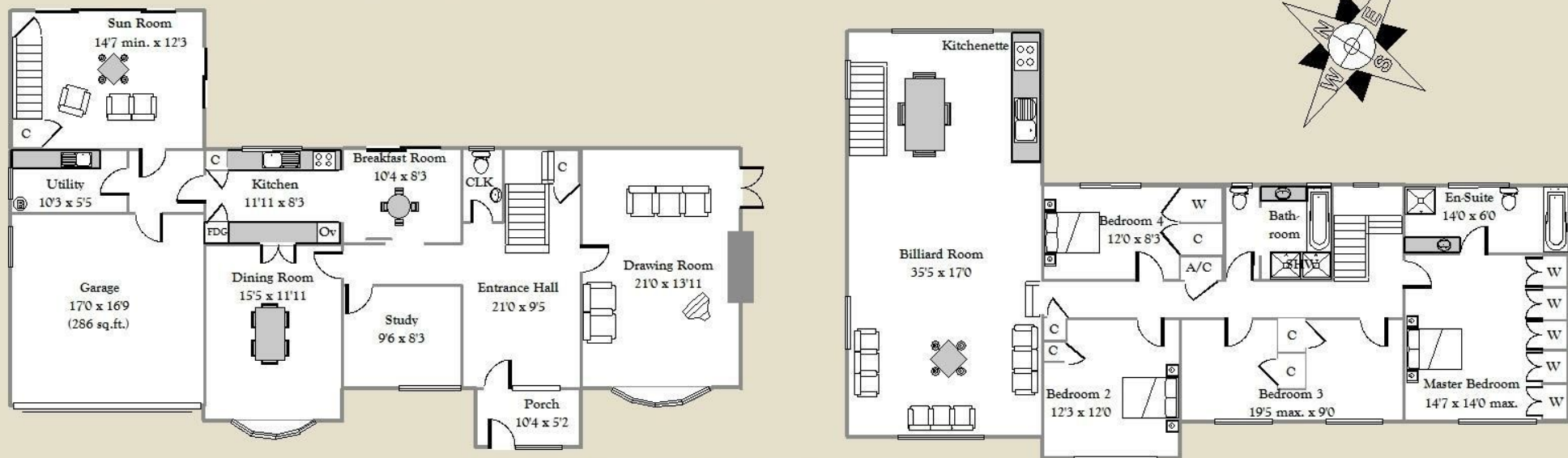
**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**  
From Hillier & Wilson offices proceed south along Newtown Road and take the third exit off the roundabout up the Andover Road, continue along this road and take a left into Tydehams. Continue to the very end of Tydehams where you will find Tydehams Oak.





# Tydehams Oak, Tydehams, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 3455 sq. ft (Including Garage)  
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.



