

HILLIER & WILSON



Lopcombe Place, Wash Water, Newbury, RG20 0BR

Tel: 01635 522044

Guide Price £540,000

Lopcombe Place Wash Water, Newbury

A beautifully presented three bedroom detached family home located in the sought after area of Wash Water, just a short drive from Newbury. The property is within a landmark development with views over open countryside, whilst other benefits include 5 years NHBC remaining, air source heating and solar hot water, underfloor heating throughout the ground floor, uPVC triple glazing and off road parking. The ground

floor comprises spacious entrance hall, cloakroom, sitting room with log burner and modern kitchen/breakfast room with French doors out onto the garden. Upstairs, there is a principal bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms and a family bathroom. Externally there is an attractive rear garden which is mainly laid to lawn with a patio area, whilst to the front of the property there is off road parking via driveway behind metal gates. Wash Water is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase.





- THREE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- POPULAR WASH WATER AREA OF SOUTHERN NEWBURY
- MODERN DEVELOPMENT OF ONLY 4 HOMES
- 5 YEARS REMAINING ON THE NHBC
- DRIVEWAY PARKING BEHIND METAL GATES

Services:

Mains services are connected

EPC: Rating B

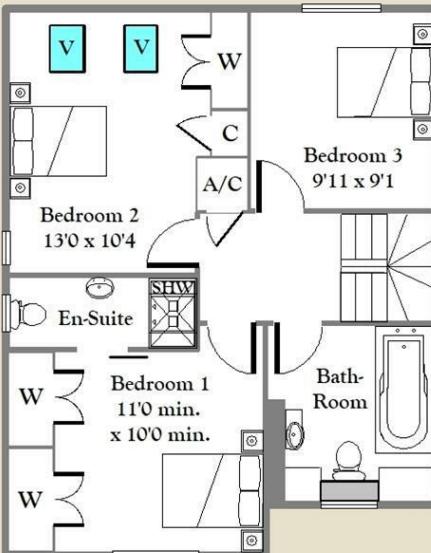
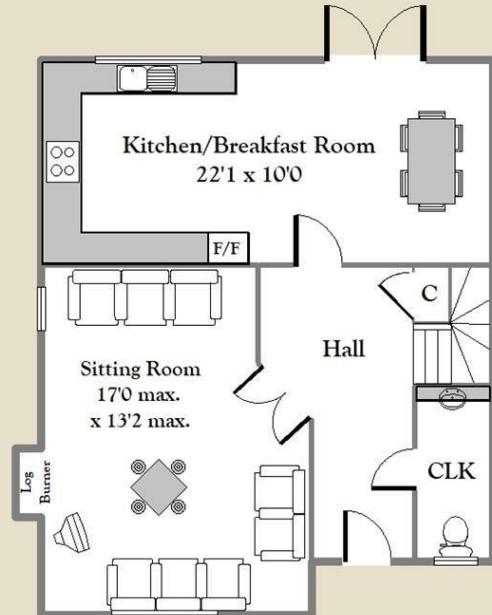
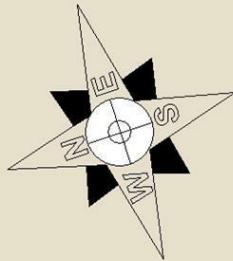
Full results can be sent on request

Council Tax: Band F



Lopcombe Place

Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1,112 sq.ft. (103 sq.m) -

Hillier & Wilson LTD For identification only - Not to scale

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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.

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