

# HILLIER & WILSON



Gwyn Close, Newbury, RG14 6JB



## Gwyn Close, Newbury

A beautifully presented four bedroom detached family home with an enviable location on a highly sought-after residential road in the south of Newbury and within the catchment area of the highly regarded St. Barts schools. The property offers spacious living accommodation whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, cloakroom, sitting room, modern kitchen/breakfast room with Quartz work surfaces and built in appliances, and a utility room. Upstairs there is a principal bedroom with en-suite shower room and walk-in dressing room with fitted wardrobes, three further double bedrooms, a home office and a family bathroom. Externally there is an enclosed westerly facing rear garden which is mainly laid to lawn with mature flower bed borders and a patio area. To the front of the property, there is off road parking via driveway. Gwyn Close is conveniently located just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.



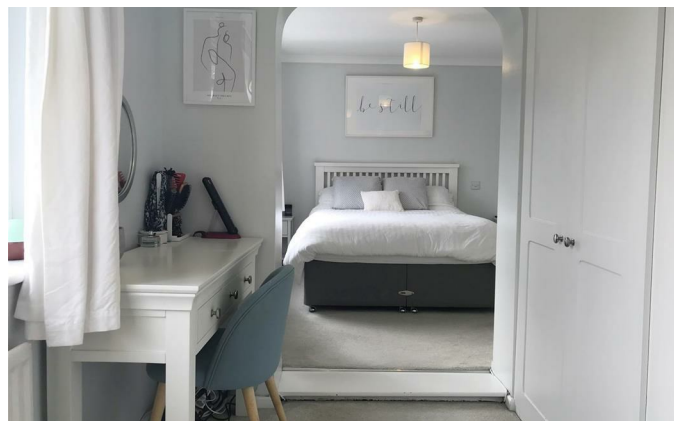


- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
  - SPACIOUS LIVING ACCOMODATION
- SOUGHT AFTER RESIDENTIAL ROAD
- ST. BARTS SCHOOL CATCHMENT
- DRIVEWAY PARKING AND GARAGE

Services:  
Mains services are connected

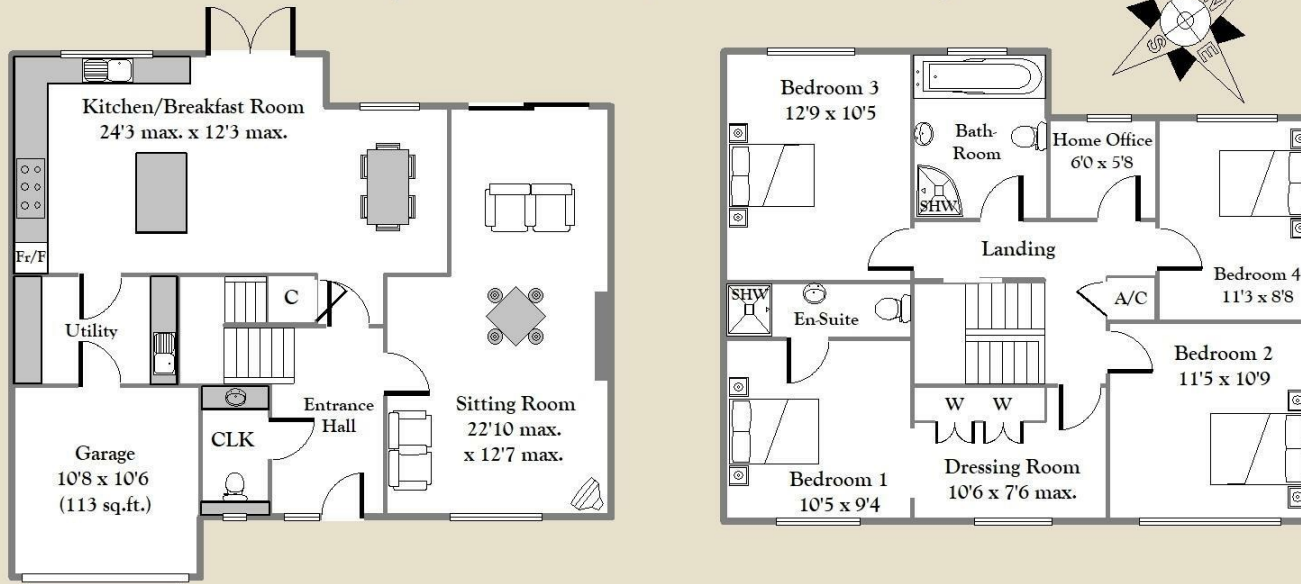
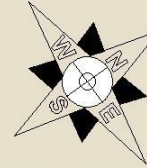
EPC: Rating D  
Full results can be  
sent on request

Council Tax:  
Band E





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APPROX. GROSS INTERNAL FLOOR AREA 1570 sq.ft. (145 sq.m) (Including Part Garage) - For identification only - Not to scale  
Hillier & Wilson LTD



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.