

# HILLIER & WILSON



Andover Road, Newbury, RG14 6NA

## Andover Road, Newbury

A substantial and beautifully presented five bedroom detached family home located on a highly sought after residential road in the south of Newbury, falling within the catchment area of the highly regarded John Rankin and St Bartholomew's schools. The property has been extended and renovated throughout by the current owners, offering over a 2,250sqft of living accommodation whilst sitting on an impressive plot measuring in excess of a quarter of an acre; two outbuildings, driveway parking for several vehicles, whilst other benefits include gas central heating and uPVC double glazing. The Ground Floor comprises of an inviting entrance hallway, spacious open plan kitchen/dining/sitting room with two sets of bi-fold doors that leads onto the westerly facing garden, lounge, study, family room and a cloakroom. Upstairs, offers an impressive landing, five double bedrooms (two of which have en-suites) and a large family bathroom. Externally, there is a private and enclosed westerly facing garden which is mainly laid to lawn and a large patio area that is ideal for entertaining. The property is ideally located within walking distance of local shops, Sainsbury petrol station as well as David Lloyd, Newbury Rugby Club and Falkland Doctors Surgery Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.



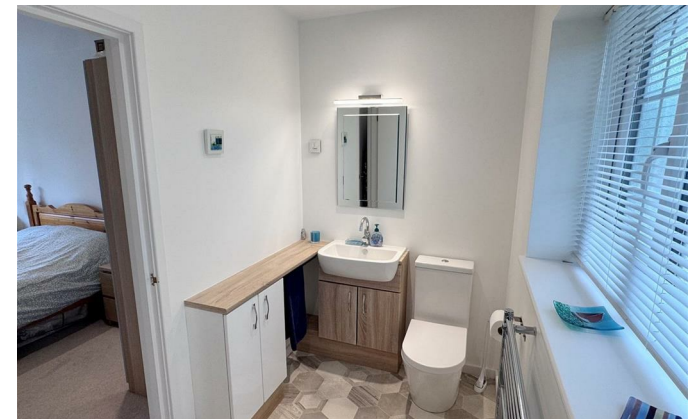


- FIVE DOUBLE BEDROOMS
  - TWO EN-SUITES
- FLEXIBLE ACCOMODATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
  - JOHN RANKING AND ST BARTHOLOMEW'S CATCHMENT
  - PRESTIGIOUS RESIDENTIAL LOCATION
  - IN EXCESS OF 0.25 ACRES

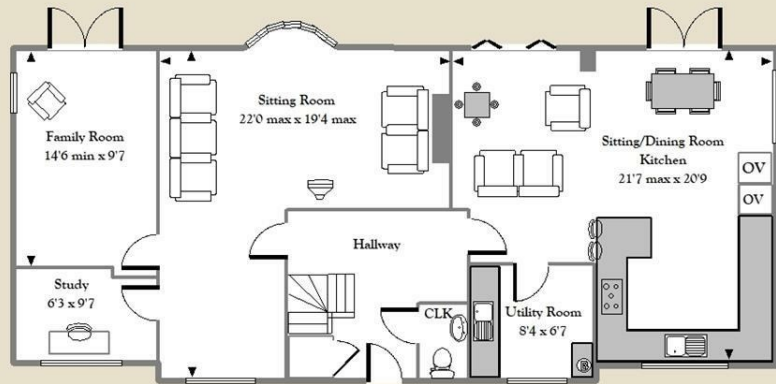
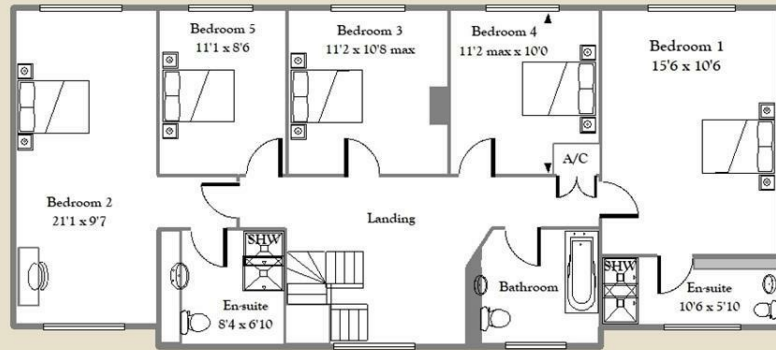
Services: Mains services are connected

EPC: TBC

Council Tax Band: G



# Andover Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 2263 Sq.ft (210 sq.m)  
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.

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