

# HILLIER & WILSON



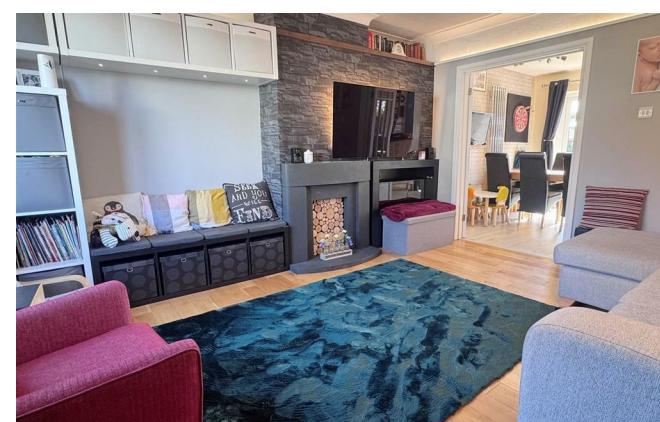
Pine Ridge, Newbury, RG14 2NQ

Tel: 01635 522044

Guide Price £450,000

## Pine Ridge, Newbury

A beautifully presented four bedroom link-detached family home located in a quiet location, just a short drive from both Newbury town and Thatcham. The property boasts elevated views across Newbury and benefits from gas central heating, uPVC double glazing, solar panels, garage and off road parking. The ground floor accommodation comprises entrance hall, sitting room, kitchen/breakfast room, utility room, cloakroom and access to the garage. The first floor has a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally there is a well maintained south facing rear garden which is mainly laid to lawn with both decked and patio seating areas, whilst to the front of the property there is off road parking via driveway. Pine Ridge is situated just to the north of Newbury town centre with good road links nearby including the A4, A34 and M4 at Junction 13. Newbury mainline railway station provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of both Winchcombe and Trinity schools.





- FOUR BEDROOM LINK-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- QUIET LOCATION ON THE EDGE OF TOWN
- SOUTH FACING REAR GARDEN
- SOLAR PANELS TO THE REAR
- WINCHCOMBE & TRINITY SCHOOL CATCHMENT

Services:

Mains services are connected

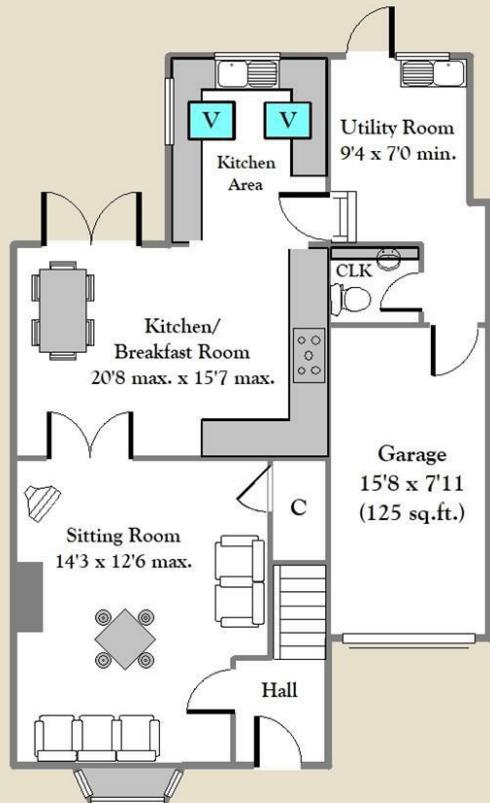
EPC: Rating

Full results can be sent on request

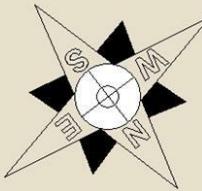
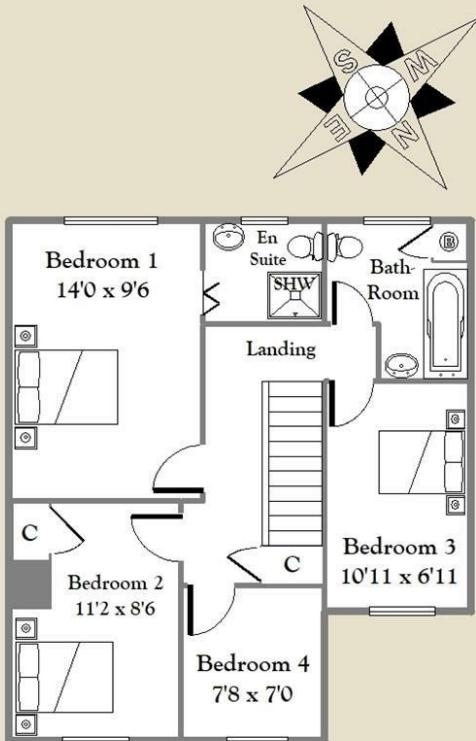
Council Tax: Band E



# Pine Ridge, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1263 sq.ft. (117 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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