

HILLIER & WILSON



The Gabriels
Newbury

The Gabriels Newbury Berkshire RG14 6PZ

A substantial and versatile detached family home with a potential annex containing two further bedrooms located in an enviable cul-de-sac on the south side of Newbury. The accommodation has been extended by the current owner to create spacious living space, whilst other benefits include gas central heating, uPVC double glazing, double garage and driveway parking. The ground floor comprises entrance hall, cloakroom, study, sitting room, conservatory, kitchen/breakfast room. There is also access through to a home office/bedroom with a shower room which then has a further two rooms upstairs with eaves storage. On the first floor of the main property, there is a principle bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms with built-in wardrobes and family bathroom. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area; whilst to the front of the property, there is off road parking via a driveway and a double garage. The Gabriels is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded Falkland and Park House schools. NO ONWARD CHAIN

Services:

Mains services are connected.

EPC: Rating E

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

Council Tax:

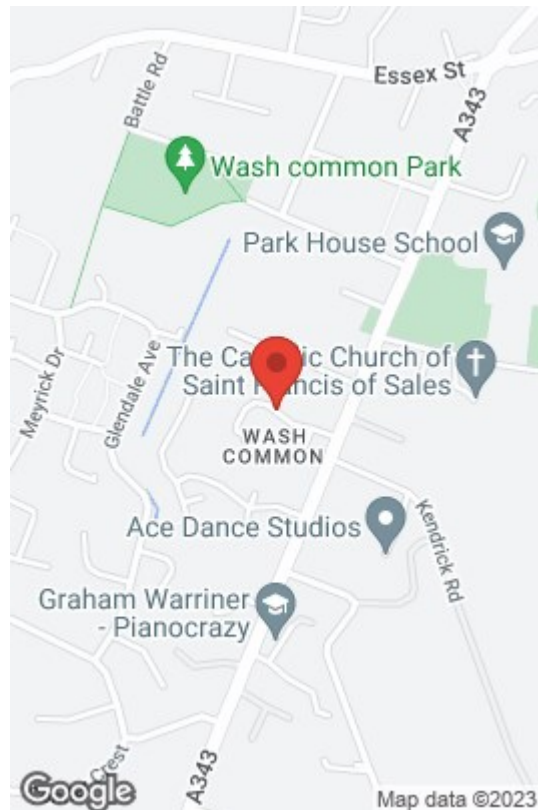
Band F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

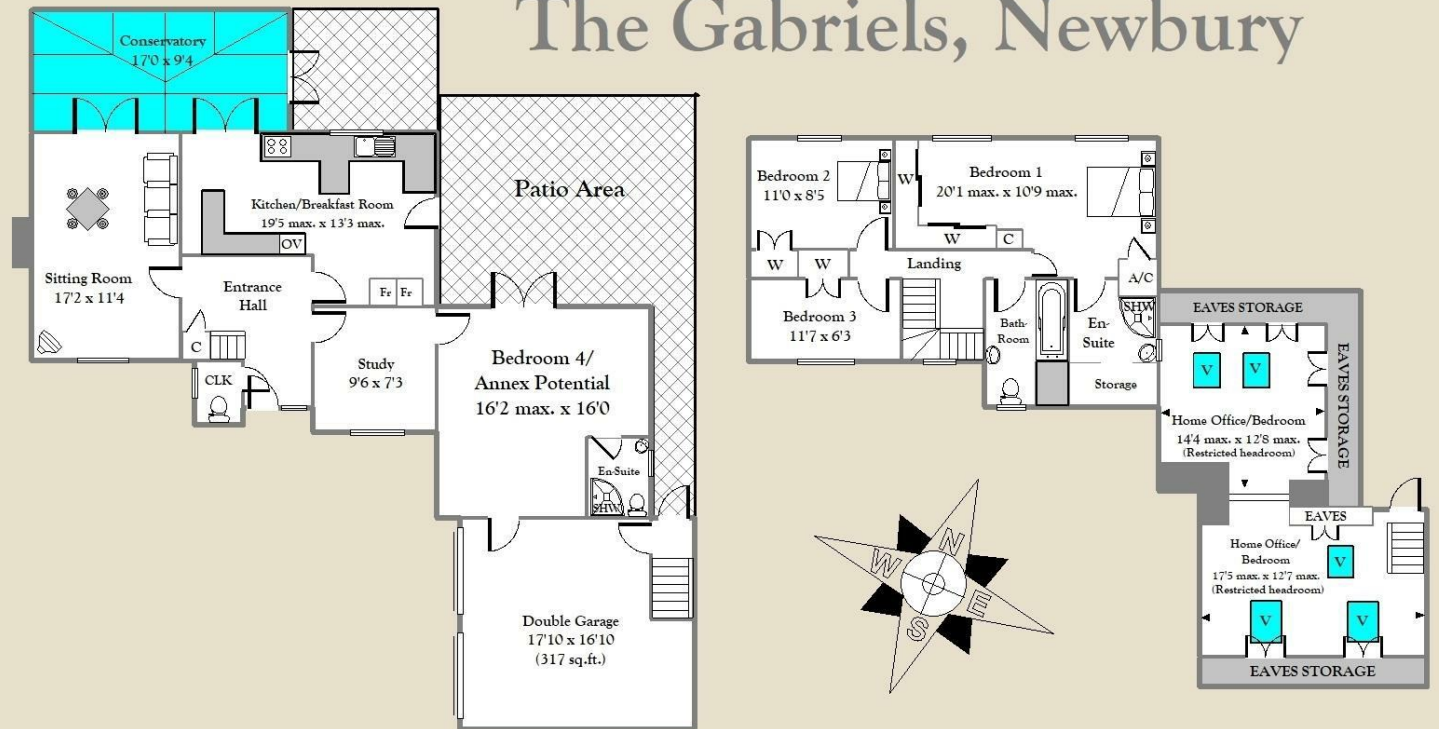
Directions

From Hillier & Wilson office proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, carry on until you reach the two mini roundabouts and then take second exit continuing along the Andover Road. Go past St. George's Parish Church on the right hand side and it's the second turning on the right heading into The Gabriels. Upon entering The Gabriels, continue straight ahead and the property can be found on the right.





The Gabriels, Newbury



APPROX GROSS INTERNAL FLOOR AREA 2320 sq.ft. (215 sq.m) (Including Garage & Annex Potential) - 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.

