



HILLIER & WILSON

Dunira House
Tydehams, Newbury

Tydehams (2518 sq.ft) Newbury Berkshire RG14 6JT

A 1980's detached family house with a plot measuring in excess of a third of an acre, located in one of Newbury's most desirable postcodes. The property offers huge potential to improve and extend (subject to the usual consents) and benefits from gas central heating, uPVC double glazing, driveway parking, double garage and accommodation exceeding 2,500 square feet. The ground floor comprises porch, entrance hall, sitting room, dining room, utility, boot room, kitchen/breakfast room, bathroom with walk-in shower and a family room/fourth bedroom with fitted cupboards. Upstairs there are three double bedrooms (two of which have fitted wardrobes), a study which has potential to be an additional bedroom, and a modern shower room. Externally, there is a long gated driveway which leads to the freestanding garage at the side of the house, beautifully kept front gardens and to the rear of the house, a good-sized garden with large patio area, a summer house and manicured lawn bordered by mature hedges. Dunira is ideally situated in a quiet spot at the end of a prestigious no-through-road on the south side of Newbury. The local shops and amenities of Wash Common are within walking distance of the house whilst Newbury town centre is just a short drive away and has a mainline railway station which provides regular direct links to London Paddington taking less than an hour.

Services:
Mains services are connected.

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

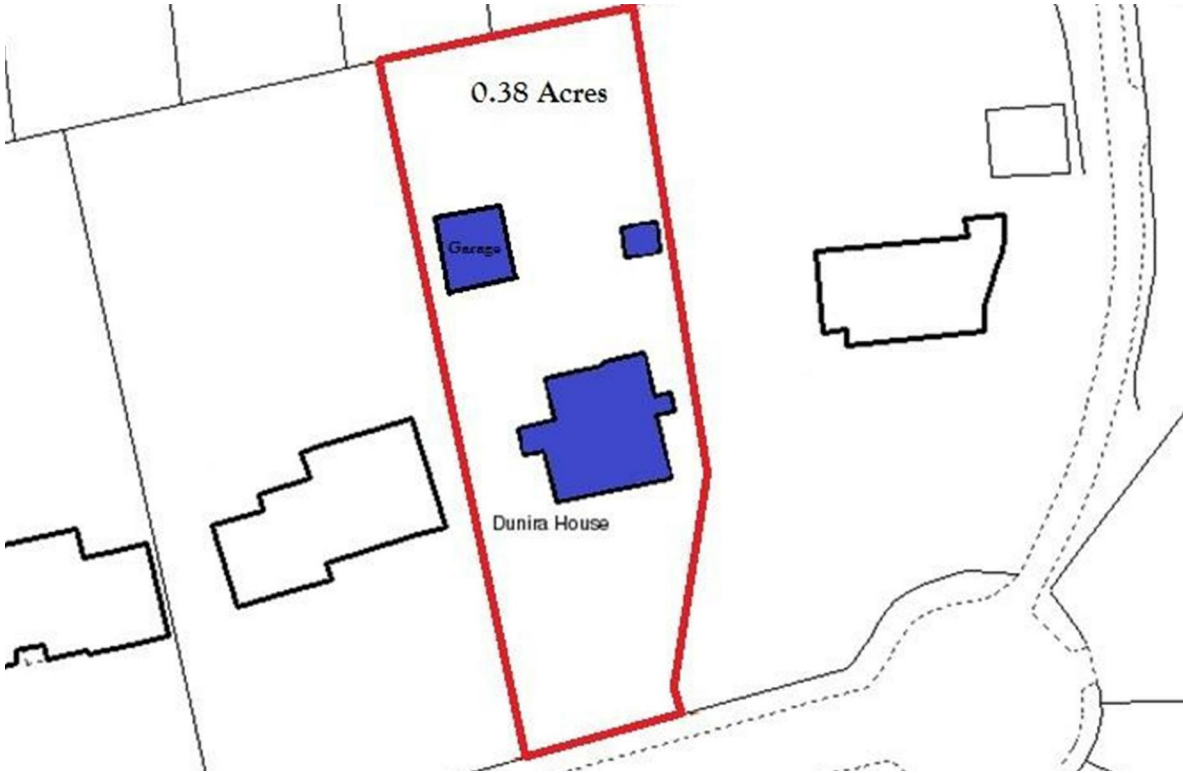
Council Tax:
Band G

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

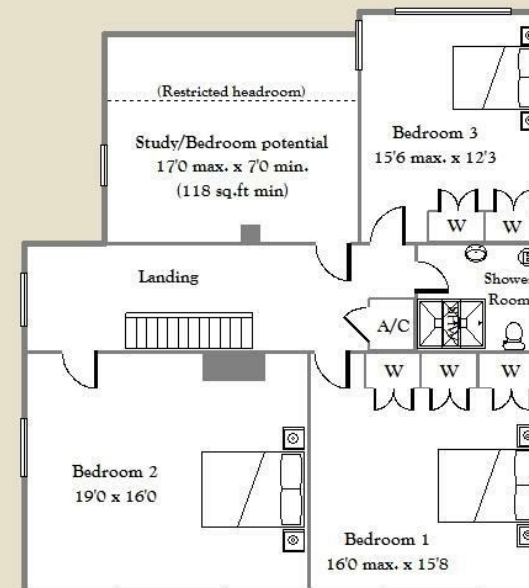
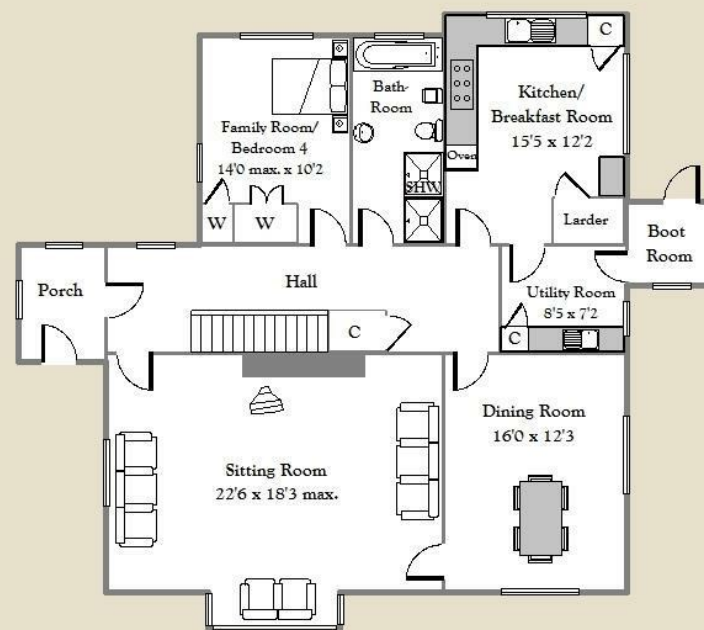
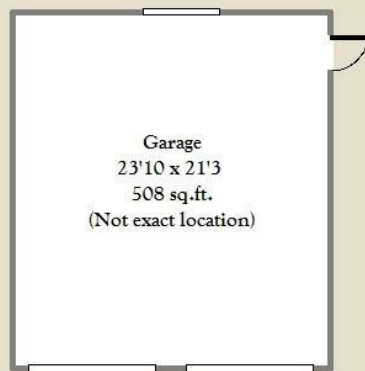
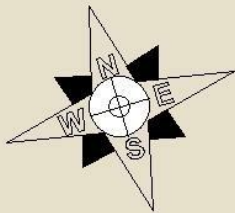
Directions

From Hillier & Wilson offices proceed south along Newtown Road and take the third exit off the roundabout up the Andover Road, continue along this road and take a left into Tydehams. Continue towards the end of Tydehams and the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Dunira House, Tydehams, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2518 sq.ft. - (Excluding garage) - 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.

