HILLIER & WILSON

Newtown Road, Newbury, RG14 7BY

Newtown Road

An elegant and beautifully appointed five bedroom Victorian era town house that has been lovingly restored, retaining many original character features such as spacious rooms, high ceilings and large windows and ideally located within walking distance of Newbury town centre and railway station. The property benefits from spacious living accommodation measuring in excess of 3,000 sq.ft. set across five floors whilst other benefits include, gas central heating and off-road parking via a driveway and garage. The ground floor comprises of a porch, entrance hall, family room and sitting room. The lower-ground floor comprises of a dining room, kitchen/breakfast room, boot room that opens on to the private rear garden, utility room and cloakroom. The first floor contains the principal bedroom, family bathroom, study space and a further double bedroom. On the second floor are three further double bedrooms and another study space while on the third floor there is a large hobby room (with eaves storage) which offers access up to a rooftop terrace that provides stunning panoramic views across the town. Externally, the rear garden is primarily laid to lawn with a covered entertainment area and gated access through to the garage. Newtown Road is ideally situated on the south side of Newbury near to the town centre and mainline railway station, providing regular direct links to London Paddington. The property also falls within the catchment area of the highly regarded St Bartholomew's, St Nicholas' and St John's Schools.

- CHARACTERFUL FIVE BEDROOM VICTORIAN TOWN HOUSE
- SPACIOUS LIVING ACCOMMODATION MEASURING IN EXCESS OF 3,000 SQ.FT.
- BEAUTIFULLY RESTORED THROUGHOUT
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- OFF-ROAD PARKING VIA DRIVEWAY & GARAGE
- ST NIC'S, ST JOHN'S & ST BART'S SCHOOL CATCHMENT

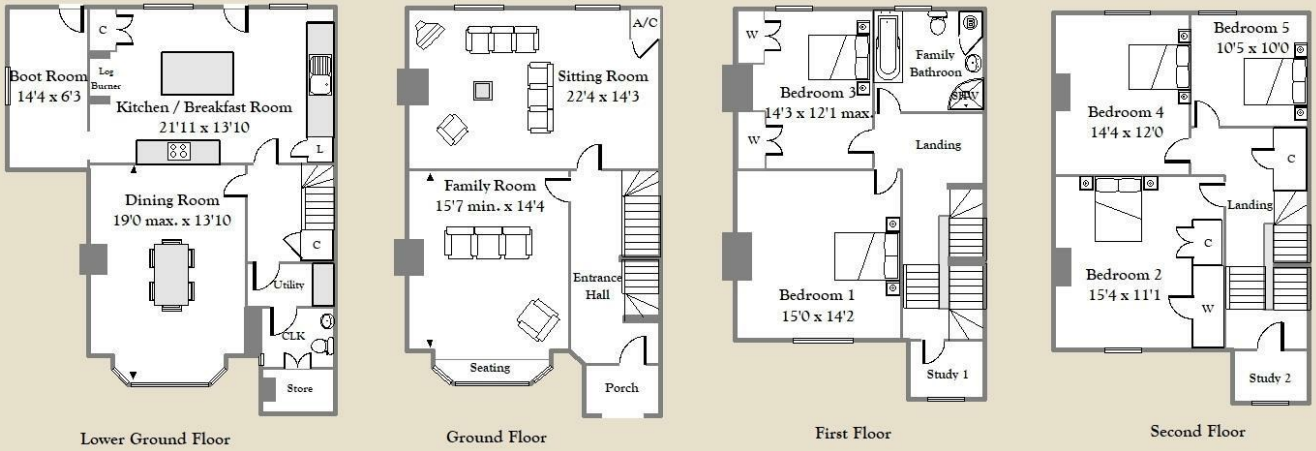
Services: Mains services are connected

EPC Rating: E (C Potential Rating)
Full results can be sent on request

Council Tax Band: F

HILLIER & WILSON

Newtown Road
South Newbury



APPROX. GROSS INTERNAL FLOORAREA 3177 SQ.FT. (295 sq.m) Excluding 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.