



HILLIER & WILSON

Epworth
Craven Road, Newbury

Craven Road Newbury Berkshire RG14 5NL

An impressive and individual Edwardian detached family house, ideally located on a popular residential road in the West Fields area of central Newbury and within the catchment of both the highly regarded St John’s and St Bart’s schools. The house sits on a plot approaching a quarter of an acre in size and retains many of its original period features throughout, including windows, doors, flooring and fireplaces. There is potential to convert the loft (subject to the usual consents) whilst other benefits include gas central heating, freestanding timber garage, driveway parking and a beautiful south facing rear garden. The ground floor comprises porch, entrance hall with original tiled floor, family room, dining room, sitting room, breakfast room with two store cupboards, kitchen - also with original tiled floor, pantry and butler’s sink, a utility room and cloakroom. Upstairs there is a master bedroom with walk-in wardrobe and en-suite bathroom, three further double bedrooms and a family bathroom. Externally the property has a gravel driveway and timber garage to the side of the house, a pretty front garden and, to the rear, a well-kept and very private garden with large patio area, lawn and mature borders. Craven road is very conveniently located within a short, flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

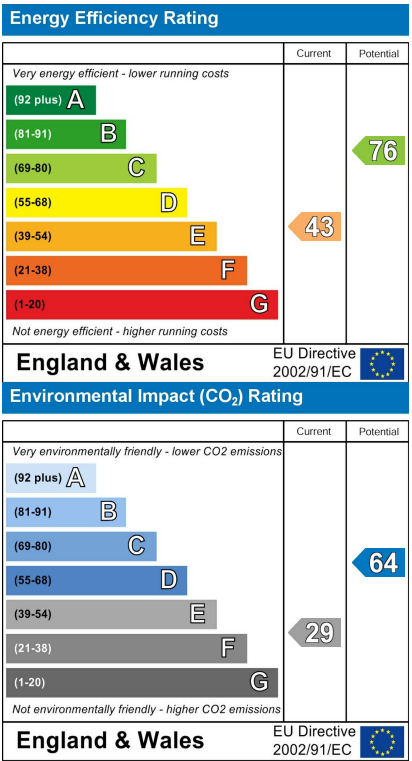
Services:
Mains services are connected.

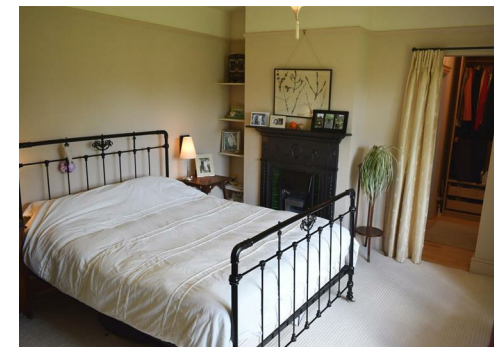
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

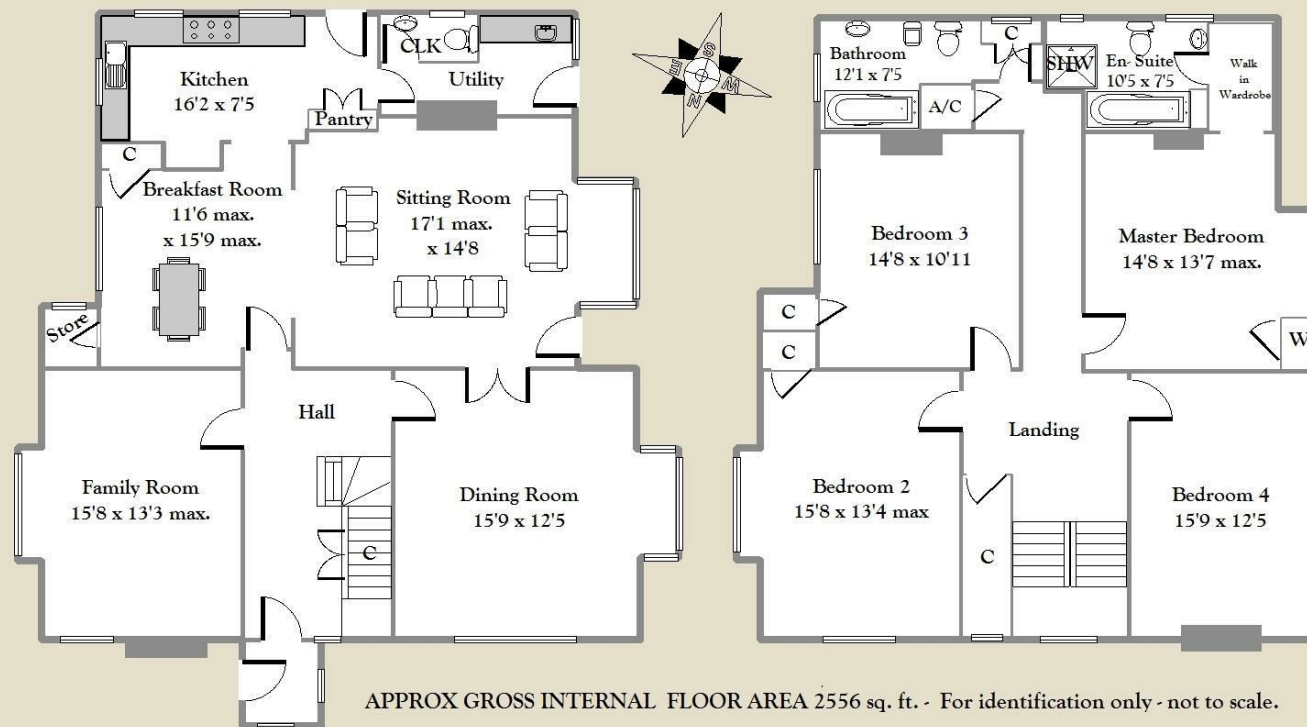
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From H&W office proceed west along Pound Street which becomes Enborne Road. Take the first right onto Rockingham Road, proceed down Rockingham Road until you come to T junction. Turn left onto Craven Road, a short distance along Craven Road the property can be found on the left hand side.





Craven Road, Newbury



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.

