

HILLIER & WILSON



Lambourn Road  
Newbury



# Lambourn Road Speen Newbury Berkshire RG20 8AA

A brand new four bedroom detached family home, finished to a high specification throughout and ideally located not far from Newbury town centre, whilst also on the edge of open countryside. This contemporary property benefits from gas central heating, uPVC double glazing, a new home warranty and a south facing, 72' rear garden. The ground floor comprises entrance hall, cloakroom, sitting room and a stunning kitchen/dining room with bi-folding doors to the garden, a semi-vaulted ceiling with Velux windows, integrated Bosch appliances, induction hob and Quartz work surfaces. There is also a large utility room. On the first floor there are three double bedrooms and a stylish family bathroom with separate shower cubicle. On the top floor is a spacious master bedroom with en-suite shower room and eaves storage space. Outside, there is driveway parking at the front of the home and to the rear, an enclosed landscaped garden with patio area and steps up to a lawn. Lambourn Road is on the north side of Newbury, just a short drive from the town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. NO ONWARD CHAIN

**Services:**  
Mains services are connected.

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

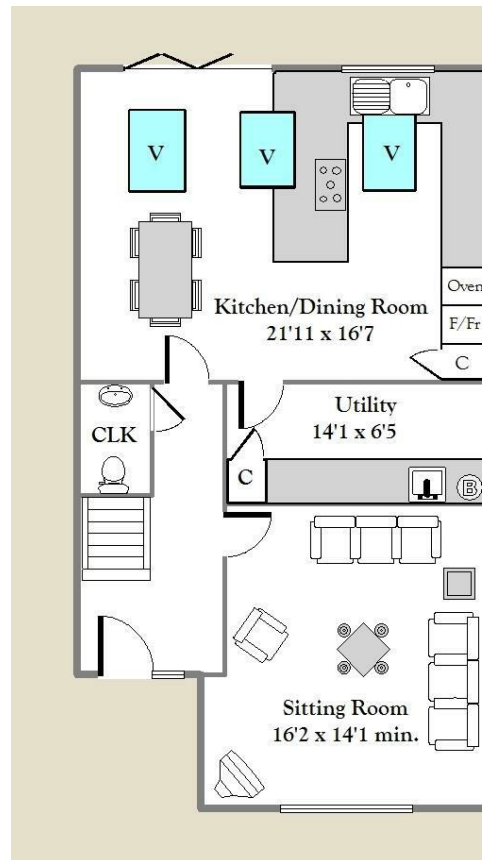
**Council Tax:**  
Band To be confirmed

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

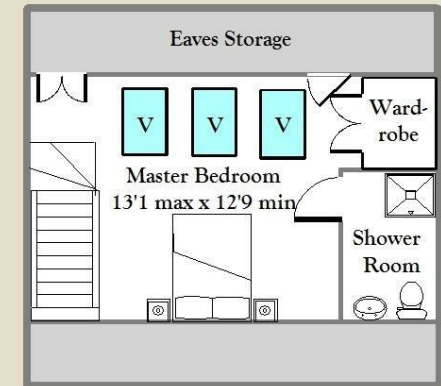
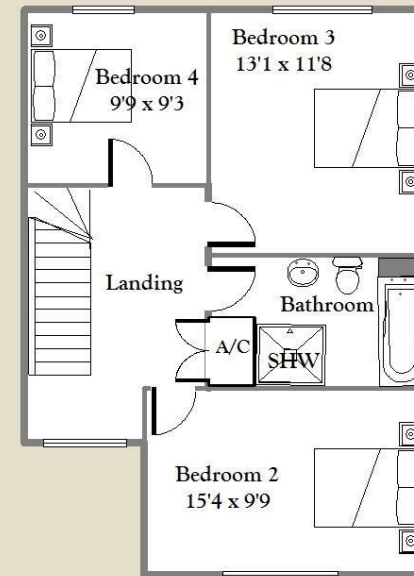
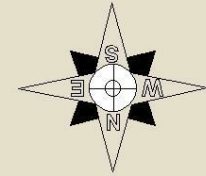
**Directions**  
From the Robin Hood interchange take the A4 towards Hungerford. At the next roundabout take the third exit onto the Oxford Road and at the next mini roundabout turn left onto grove Road. Continue along for approximately one mile you will find the property on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>86</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





# Lambourn Road Newbury



**APPROX GROSS INTERNAL  
FLOOR AREA 1745 sqft.**  
For identification only - not to scale.



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.



