



HILLIER & WILSON

Night Owls  
Newbury



# Night Owls Newbury Berkshire RG19 8SB

A well-presented four bedroom detached family house located on the south side of Newbury, within the catchment area of Park House School. The property offers substantial living accommodation and benefits from gas central heating, uPVC double glazing, cat 5 cabling, off road parking and garage. The ground floor comprises entrance hall, office/study, cloakroom, sitting room, dining room and kitchen/breakfast room with French doors onto the garden. On the first floor, there is a master bedroom with en-suite shower/bathroom and a dressing room with fitted wardrobes, two further double bedrooms (one of which has a built-in wardrobe) and a family bathroom with separate shower cubicle. On the top floor, there is a large bedroom/family room with separate store room. Externally, there is an enclosed, low maintenance rear garden which is mainly laid to lawn with a mature flower bed border on one side, and a patio area; whilst to the front, there is off road parking and a garage. Night Owls is on the south side of Newbury town centre within a stone's throw of Greenham Common which provides great walking routes at all times of the year and is also just a short drive from Newbury town centre and mainline railway station.

## Services:

Mains services are connected.  
(Service charge applies)

## EPC: Rating C

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

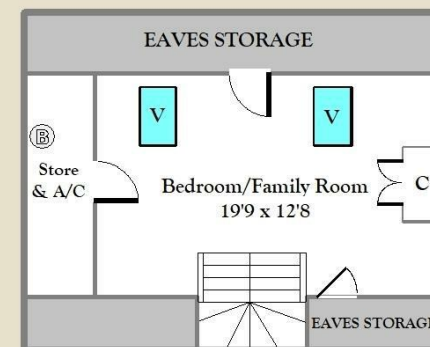
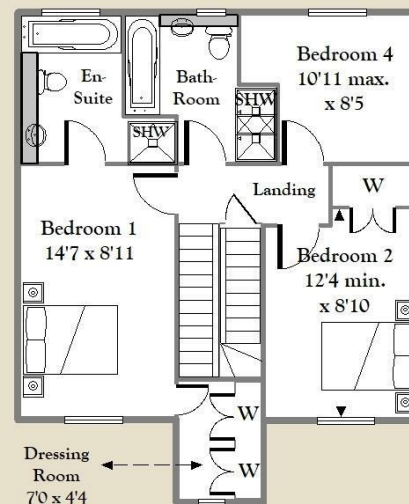
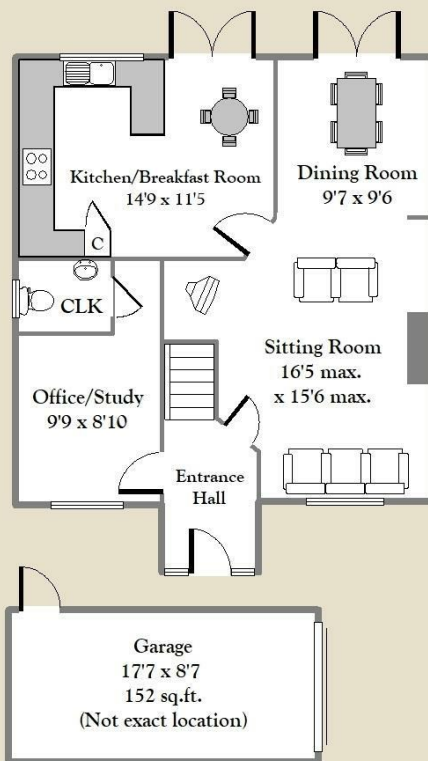
From the office of Hillier & Wilson proceed along Newtown Road at the roundabout go straight ahead up Old Newtown Road, at the college roundabout turn left and head towards the Retail Park proceed along Pinchington Lane and continue straight over three mini roundabout's. Take the next left onto Night Owls, where the property can be found tucked away to the right hand side.







# Night Owls, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1578 sq.ft. (146 sq.m)  
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.



