

# HILLIER & WILSON



Oakridge  
Washwater  
South Newbury



# Oakridge Wash Water Newbury RG20 0LE

A substantial five bedroom detached family house, built in 2006 and located on a small development of just five house in a semi-rural location south of Newbury, within the catchment area of the well-regarded St Bart’s school. The property benefits from oil fired central heating, uPVC double glazing, a west facing rear garden and double garage. The ground floor comprises entrance hall, cloakroom, study, sitting room with open fireplace and French doors to the garden, dining room and kitchen/breakfast room with granite work surfaces. Upstairs there is a spacious master bedroom with dressing area and en-suite shower room, four further double bedrooms and a family bathroom. Externally, there is block-paved driveway parking at the front of the house as well as a double garage with fully boarded loft storage space above. There is an enclosed rear garden with patio area, elevated lawn and flower bed planters and there is a separate garden space to the side of the house with lawn, patio area and a Breeze House providing an al-fresco seating area. Oakridge is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase. NO ONWARD CHAIN

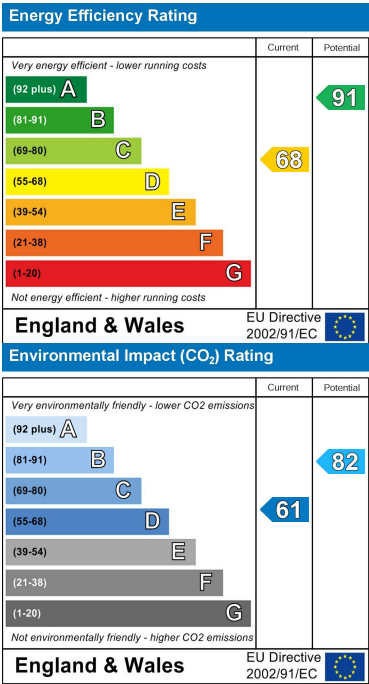
**Services:**  
Mains services are connected.  
(Except gas)

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

**Council Tax:**  
Band G

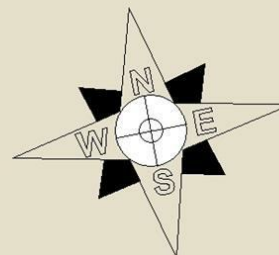
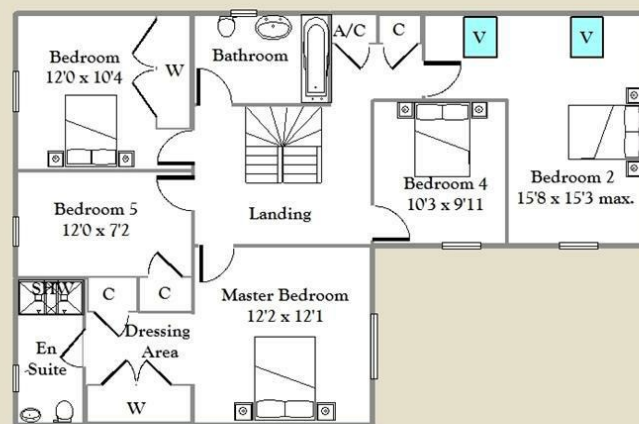
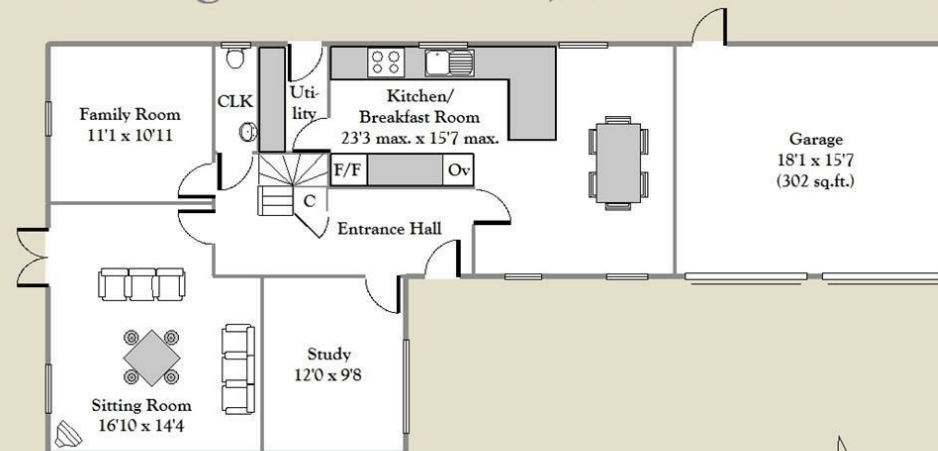
**Viewing:**  
Strictly by confirmed appointment  
with **Hillier & Wilson**  
**01635 522044**

**Directions**  
From the offices of Hillier & Wilson proceed south along the Andover Road. At the two mini-roundabouts continue straight across remaining on the Andover Road. Turn right signposted Ball Hill, go past The Woodpecker public house then after half a mile turn right onto Andover Drove then take the first left onto Oakridge where the property can be found at the end on the right.





## Oakridge Washwater, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2342 sq. ft. Total - Including Garage  
 Hillier & Wilson LTD - 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.



