

# HILLIER & WILSON



Bartlemy Close, Newbury, RG14 6LE



## Bartlemy Close Newbury

A well-presented four/five bedroom detached family home located in a popular residential road on the south side of Newbury. The property falls within the catchment area of the highly regarded John Rankin and St Barts schools whilst other benefits include spacious living accommodation approaching 2,000 sq.ft in size, gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, family room, sitting/dining room with log burner, sun room, shower room, utility and kitchen/breakfast room and French doors out onto the garden. Upstairs there are four bedrooms (three of which have built-in wardrobes), a study/bedroom and a family bathroom. Externally there is a generous rear garden measuring in excess of 100ft in length which is mainly laid to lawn with mature flower beds, hedges and shrubs, a patio seating area and a vegetable patch. To the front of the property there is access to the garage and off road parking via driveway. Bartlemy Close is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.







- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL ROAD
  - JOHN RANKIN & ST BARTS CATCHMENT
- ACCOMMODATION APPROACHING 2000 SQ.FT
- GARDEN IN EXCESS OF 100FT IN LENGTH
- SHORT DRIVE TO THE TOWN & TRAIN STATION

Services:

Mains services are connected

EPC: Rating C

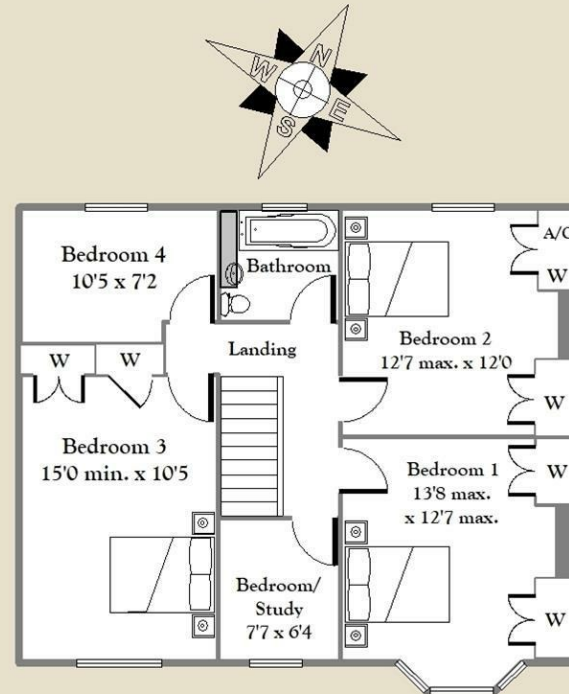
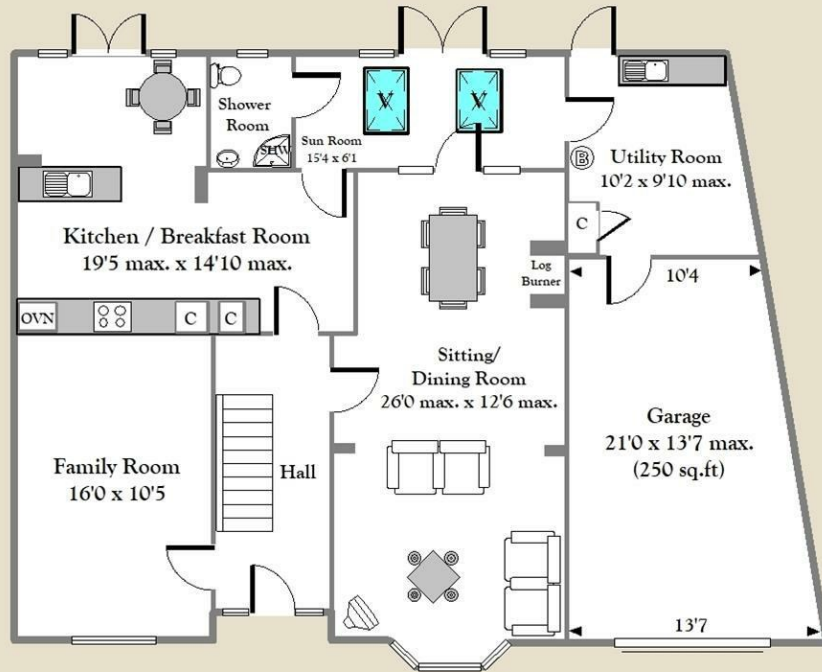
Full results can be sent on request

Council Tax: Band F





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APPROX. GROSS INTERNAL FLOOR AREA TOTAL: 1958 sq.ft (181 sq.m) (Including 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.

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