

# HILLIER & WILSON



Buckingham Road, Newbury, RG14 6DH



## Buckingham Road Newbury

A charming 1930s detached family home, beautifully positioned on one of Newbury's most sought after roads, just a short, flat walk from the town centre and within easy reach of the mainline railway station offering direct services to London Paddington. The property also sits comfortably within the catchment area for the highly regarded St. John's Primary School and St. Bartholomew's School.

Set on a substantial plot exceeding one third of an acre, this home boasts an impressive rear garden rich with character. The garden features a pond, mature trees and shrubs, a generous lawn, and two versatile outbuildings including a home office/cabin and a workshop.

The property offers well proportioned accommodation throughout. The ground floor comprises a welcoming porch, entrance hall, cloakroom, sitting room, dining/family room, and a modern kitchen/breakfast room complete with larder. Upstairs, there are three spacious double bedrooms, a further bedroom, and a family bathroom.

Externally, the home benefits from a gravel driveway for several cars and a large garage with adjoining workshop, with its combination of period charm, extensive outdoor space, and exceptional location close to Newbury town centre and top schools, this property offers a rare opportunity in a highly desirable setting.







- FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED IN A SOUGHT AFTER RESIDENTIAL ROAD
- SOUTH OF NEWBURY TOWN CENTRE
- 0.34 ACRE PLOT BACKING ONTO CITY PLAYGROUND
- POTENTIAL TO EXTEND (SUBJECT TO CONSENTS)
  - HOME OFFICE, GARAGE, WORKSHOP AND STORE ROOM

Services:

Mains services are connected

EPC: Rating E

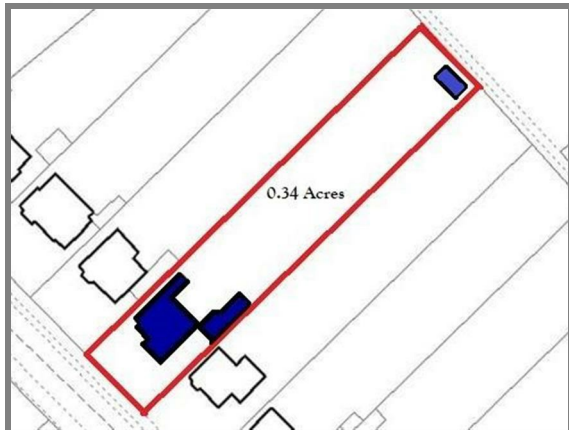
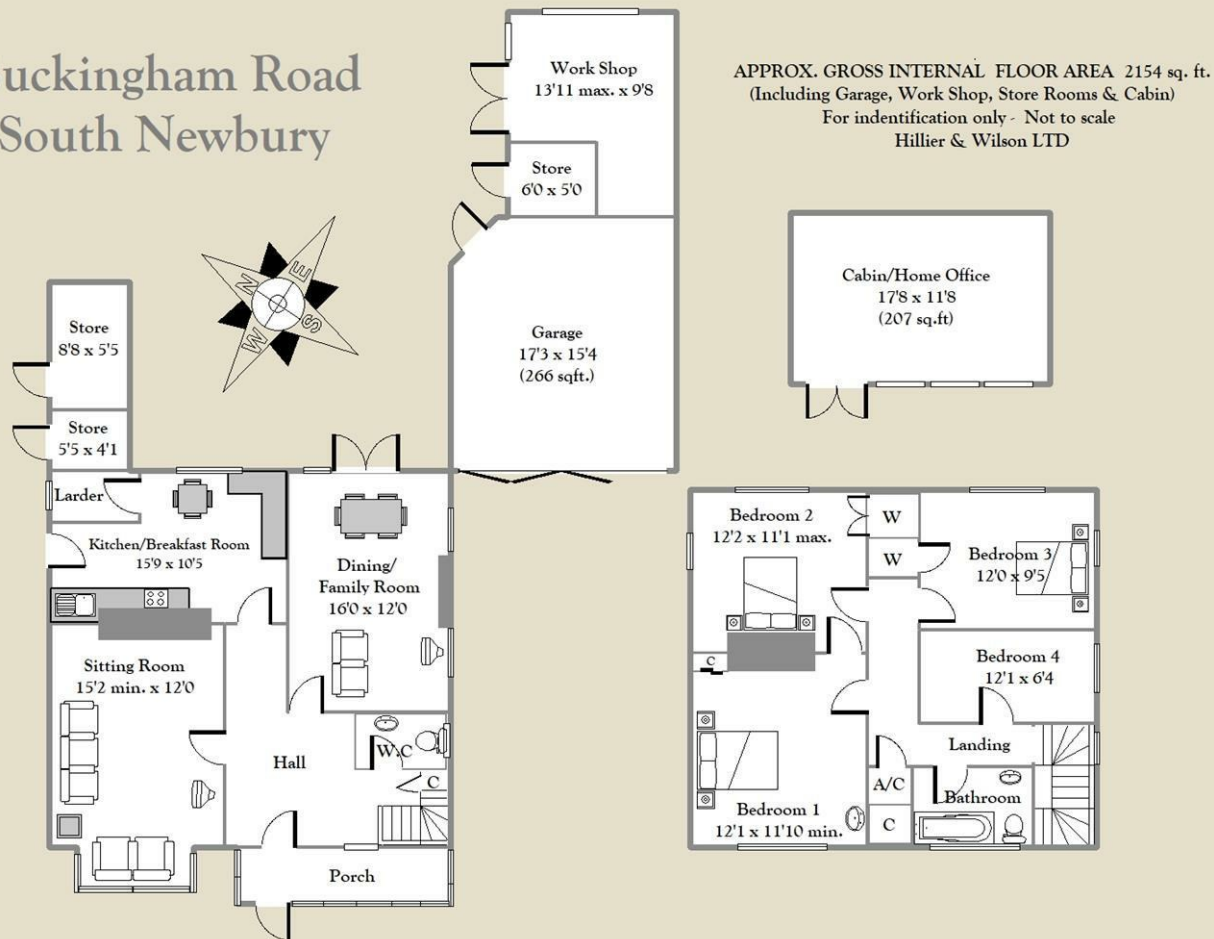
Full results can be sent on request

Council Tax: Band F





## Buckingham Road South Newbury



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.

