



HILLIER & WILSON

Copse View
Monks Lane
South Newbury

Monks Lane (1832 sq.ft) Newbury Berkshire RG14 7HE

An immaculately presented four bedroom detached family house, built by Rivar in 2012 on a plot approaching a third of an acre, within the catchment area of the highly-regarded Falkland primary and Park House schools. The property benefits from gas-fired central heating (underfloor heating to the ground floor), uPVC double glazing, ample driveway parking, a detached double garage and beautifully landscaped rear garden. The ground floor comprises entrance hall, cloakroom, study, dining room, kitchen/breakfast room with French doors to the garden, utility room and sitting room with feature fireplace and French doors to the garden. Upstairs there is a spacious master bedroom with fitted wardrobes and an en-suite shower room, two further spacious double bedrooms (each with fitted wardrobes), a further bedroom and a modern family bathroom. Externally the property has a sweeping gravel driveway to the front of the house, a detached double garage to the side, and to the rear there is a stunning enclosed garden with patio area, lawn and mature flower beds. There are also tall trees bordering the garden, providing privacy. Monks Lane is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. NO ONWARD CHAIN

Services:

Mains services are connected.

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

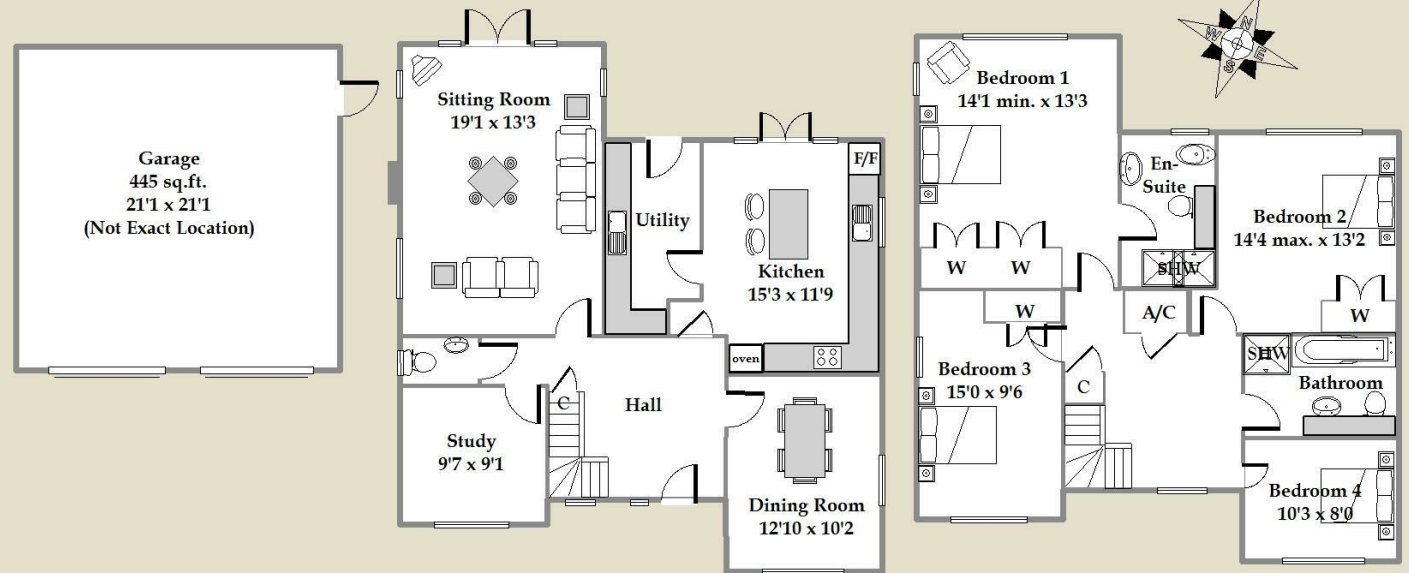
From Hillier & Wilson offices proceed south on Newtown Road at the roundabout proceed straight ahead up Newtown Road passing the speed camera, at the next roundabout take the third exit onto Monks Lane and Copse View can be found after approximately 750 yards on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		





Monks Lane, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1832 sq.ft. (Excluding Garage)
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.

