

HILLIER & WILSON



Lisle Close
Newbury

Lisle Close Newbury Berkshire RG14 1PT

A substantial five bedroom detached family home located in a cul-de-sac on the north side of Newbury, just a short walk from the town centre. The property offers versatile living accommodation measuring in excess of 2,700 sq.ft, whilst also benefitting from gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, shower room, double bedroom with wardrobe, sitting room, family room/snug, kitchen/breakfast room with bi-folding doors onto the garden, boiler room and a utility room. Also on the ground floor, there is an annex which has its own entrance with water underfloor heating and currently comprises shower room and a bedroom with kitchenette, but could also be used as a home office/studio. Upstairs, there is a master bedroom with en-suite shower room, three further bedrooms (one of which has a built-in wardrobe) and a family bathroom. Externally, there is a well-maintained rear garden which is mainly laid to lawn with mature flower bed/hedge borders, a porcelain tiled patio area and two sheds; whilst to the front of the property there is off road parking via driveway. Lisle Close is very conveniently located for Newbury town centre, Waitrose store and Parkway Shopping precinct which are all within walking distance of the house as well as for various nearby road links such as the A4, A34 and M4 motorway which are all easily accessible from the property. The mainline railway station is also nearby which provides regular direct links to London, Paddington taking less than an hour.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

(Main house - band F)

(Annex - band A)

Viewing:

Strictly by confirmed appointment with **Hillier & Wilson**

01635 522044

**Directions**

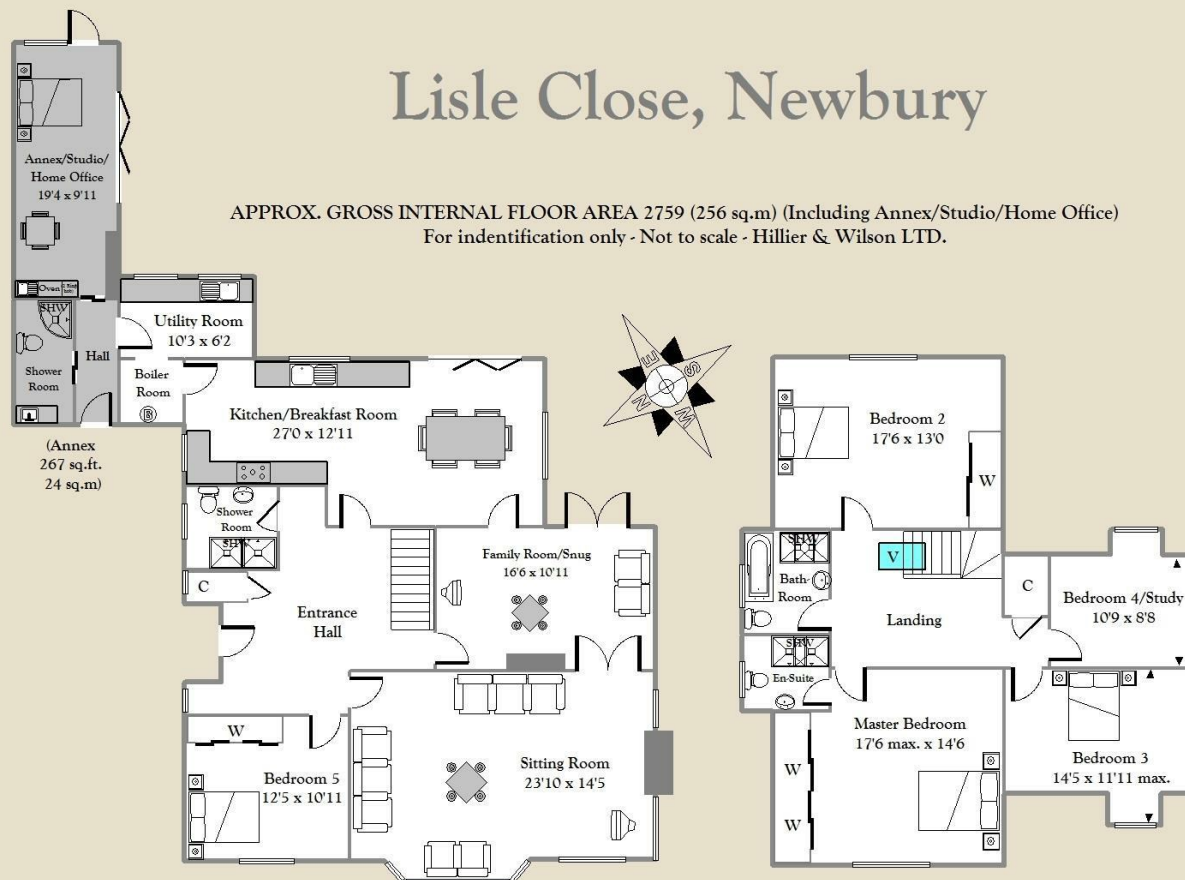
From the offices of Hillier & Wilson proceed south towards the St. Johns roundabout and then turn left into St. Johns Road. At the next roundabout turn left onto the A339 heading northbound. At the Robinhood roundabout take the A4 in the direction of Hungerford. At the roundabout by Waitrose take the third exit onto Oxford Road heading for Donnington. Follow the road past the speed camera and take the right onto Castle Grove, then take the third right into Lisle Close and the property will be on the left.



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Lisle Close, Newbury

APPROX. GROSS INTERNAL FLOOR AREA 2759 (256 sq.m) (Including Annex/Studio/Home Office)
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.

