



MILLER & WILSON

Butson Close  
Newbury



# Butson Close Newbury Berkshire RG14 5JQ

A beautifully presented four bedroom semi-detached family house located within a stone's throw of the picturesque Kennet and Avon Canal. The property also falls within the catchment area of both St John's primary and St Bart's secondary schools which are highly regarded. Benefits include uPVC double glazing, off road parking and a south-westerly facing rear garden. Arranged over three floors the accommodation comprises entrance hall, kitchen/breakfast room, sitting/dining room with wood-burning stove and garden room. On the first floor there are three double bedrooms (two of which have fitted wardrobes) and a modern family bathroom which has been refurbished to a high standard. The top floor has been converted to provide a bright and spacious master bedroom with walk-in wardrobe and newly fitted en-suite shower room. Externally there is off-road parking at the front of the house, whilst to the rear is an attractive, enclosed garden with patio area, mostly laid to lawn, bordered by flower beds. Butson Close is ideally located close to Newbury town centre which can be reached via a picturesque walk along the canal tow path which is a stone's throw from the house. Newbury mainline station offers regular direct links to London, Paddington taking less than an hour.

## Services:

Mains services are connected.  
(except mains gas)

## EPC: D

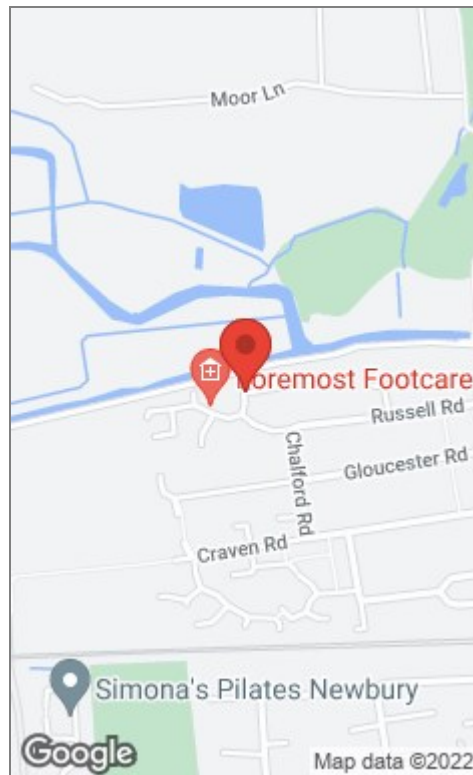
Full results of Energy Performance Certificate can be sent on request.

## Council Tax:

Band D

## Viewing:

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

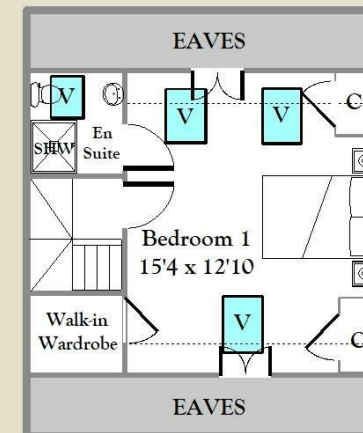
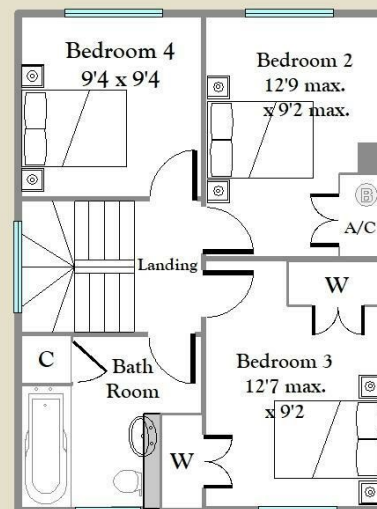
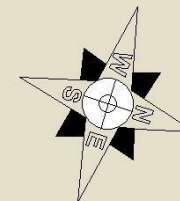


## Directions

From Hillier & Wilson offices turn left along Bartholomew Street heading as if going to the town centre, turn left at the small mini roundabout leading into Craven Road, carry on almost the bottom of the road and turn right into Chalford Road, proceed over the crossroads and the T junction turn left into Russell Road, then follow the road heading right into Butson Close and the property can be found straight ahead and tucked away in the left hand corner.



## Butson Close, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1343 sq.ft.  
For identification only Not to scale - Hillier & Wilson Ltd



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.



