

HILLIER & WILSON



Limes Avenue
Burghclere

Sunnyfield, Limes Avenue, Burghclere, Hampshire, RG20 9HE

A beautifully presented four bedroom detached family home, located in the sought after village of Burghclere. Recently extended and fully renovated including replacement of all plumbing and electrics and offering spacious living accommodation. The ground floor comprises entrance hall, 5th bedroom/study, cloakroom, family room, utility room and spacious open plan kitchen/breakfast/sitting room with fitted Miele cooking appliances. Upstairs, there is a generous master bedroom with en-suite shower room, three further double bedrooms and a family shower/bathroom. Externally, there is a stunning enclosed rear garden which is mainly laid to lawn with mature flower bed borders and a patio area; whilst to the front is off road parking via driveway. Burghclere is a picturesque village with a variety of footpaths offering stunning rural walks at all times of the year. Situated between the towns of Newbury and Whitchurch, both offering direct train services to London. Newbury to London Paddington takes less than an hour and Whitchurch to Waterloo just over an hour.

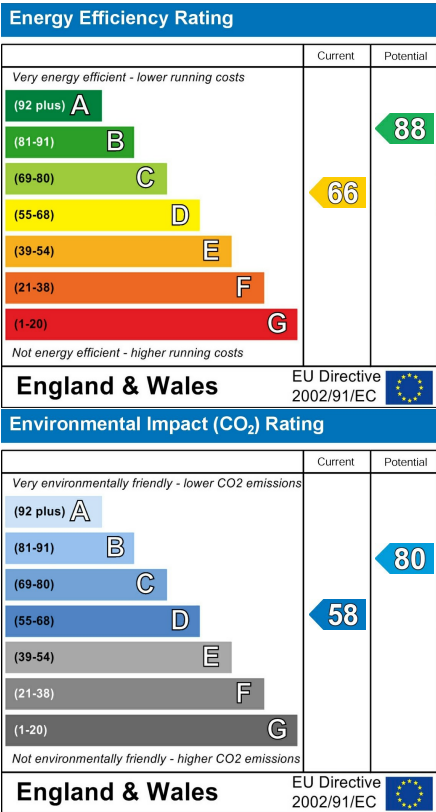
Services:
Mains services are connected.
(except gas)

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

Council Tax:
Band E

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

Directions
From the offices of Hillier & Wilson proceed south to the A339, take the road to Basingstoke. At the Swan roundabout take the second exit and the next left past the Swan Public House. Follow the road into Burghclere. On entering the village turn right onto Harts Lane. Turn next right onto Limes Avenue and the property can be found at the bottom of the track, on the right hand side.



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APPROX. GROSS INTERNAL FLOOR AREA 2114 sq.ft. (196 sq. meters)
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.

