

HILLIER & WILSON

Chesterfield Road
(1964 sq.ft)
Newbury



Chesterfield Road (1964 sq.ft) Newbury Berkshire RG14 7QB

A well-presented four bedroom detached family home, located on a sought after residential road in the south of Newbury. The property offers modern living with characterful exterior and benefits from gas central heating, uPVC double glazing, workshop/gym, home office/storage and off road parking. The ground floor comprises porch, entrance hall, study, sitting room with log burner, kitchen/breakfast room with log burner, utility room, cloakroom and family room with French doors out onto the garden. Upstairs, there is a principal bedroom with en-suite shower room, dressing area and built-in storage, three further double bedrooms and a family bathroom with separate shower cubicle. Externally there is an enclosed, westerly facing rear garden which is mainly laid to lawn with mature tree/hedge borders, a patio seating area and an outbuilding which offers workshop/gym in one part and home office/storage in the other. To the front of the property, there is off road parking via car port to the side. Chesterfield Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St Johns and St Barts schools.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

Directions

From Hillier & Wilson offices proceed south along Bartholomew Street until you get to a roundabout. Take the first left at the roundabout onto St Johns Road, then the second right on to Chesterfield Road. The property can be found on the right hand side of Chesterfield Road.





Car Port

Kitchen/Breakfast Room
21'5 max. x 12'8 max.

Study

Family Room
20'0 max.
x 12'3 max.

Utility
Room
8'8" x 7'0"

Sitting Room
14'5 max.
x 11'11 min.

APPROX. GROSS
INTERNAL FLOOR AREA
1996 sq.ft. (185 sq.m)
(Excluding Outbuilding)
For identification only - Not to scale
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Principal
Bedroom
9'0" x 8'7"

Dressing Area
12'3 max. x 8'2

Bedroom 4

	B
	R

Bedroom 3
2'2 max. x 11'11

Bedroom 2
12'1 x 12'0

(Not Exact
Location)

Office/Storage
15'9" x 5'4"

Workshop/
Gym
11'0 x 7'2
(80 sq.ft.)

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.

