HILLIER & WILSON



Conifer Crest, Newbury, RG14 6RT

Tel: 01635 522044
Email: Sales@hillierandwilson.co.uk

Guide Price £695,000

Conifer Crest, Newbury

A substantial and modernised four bedroom detached family home located in the sought after Wash Common area of south Newbury falling within the catchment for the highly regarded Falkland and Park House schools.

The property has been extended by the current owners creating spacious living accommodation, and boasts a generous plot measuring in excess of a fifth of an acre in size. Other benefits include: a double garage, an outbuilding, air source heat pump and double glazed windows.

The ground floor comprises of a hallway, sitting room, office or separate dining room, downstairs cloakroom, access into the double garage and a fantastic open plan kitchen/dining room.
The first floor offers four bedrooms three of which are double bedrooms a Porcelanosa tiled en-suite for the principle bedrooms and an additional family bathroom.

Externally, the property offers driveway parking for at least two vehicles, in addition to the double garage. The rear garden is a particular feature, with a paved patio and steps to a further section of garden with a seating area and lawn. At the far end of the garden there is a fruit cage, together with a (heated) summer house/office, second decking area and covered BBQ, offering further versatility and storage.

Conifer Crest is ideally positioned for the amenities of Wash Common, while Newbury town centre and the mainline railway station are just a short drive away. Newbury station provides regular direct services to London Paddington, with journey times of under an hour.









- MODERNISED FOUR BEDROOM DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINING ROOM
- PLOT IN EXCESS OF A FIFTH OF AN ACRE
- DRIVEWAY PARKING AND A DOUBLE GARAGE
- FALKLAND AND PARK HOUSE CATCHMENT
- SOUGHT AFTER AREA IN WASH COMMON

Services: Mains services are connected benefiting with an air source heat pump

EPC: C Full results can be sent on request

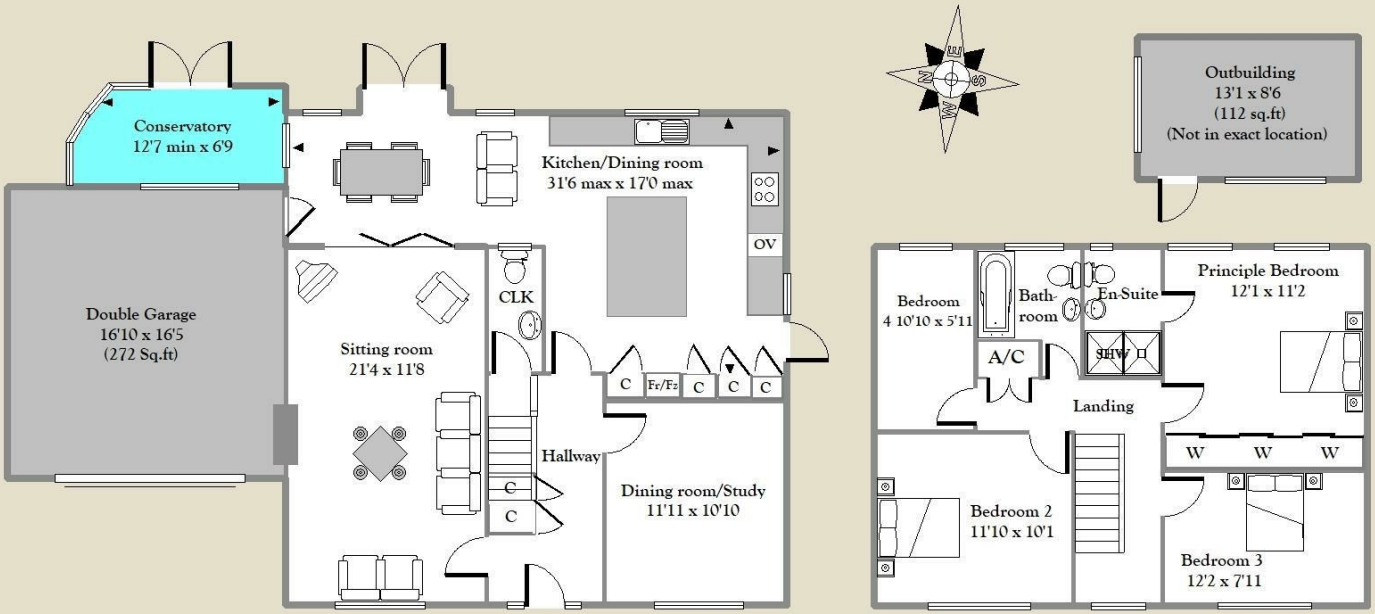
Council Tax Band: F







Conifer Crest, Wash Common



APPROX. TOTAL INTERNAL FLOOR AREA 2,061 Sq.ft (191 sq.m) (Including Garage)
Main House: 1,789 sq.ft Double Garage: 272 sq.ft Outbuilding: 112 sq.ft
For identification only - Not to scale - Hillier and Wilson LTD

HILLIER & WILSON







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.

HILLIER & WILSON