HILLIER & WILSON



Essex Street, Newbury, RG14 6RA

Essex Street, Newbury

A substantial four bedroom detached home accessed via a private gravel track, set on a generous south-west facing plot that measures in excess of a quarter of an acre and backs onto woodland.

The property benefits greatly from a stylish and spacious open-plan layout downstairs, living accommodation totalling 2743 sq.ft., solar panels that provide both power and hot water, uPVC double glazing, gas central heating and ample off-road parking via a paved driveway and double garage. The property also has the potential for the loft to be converted thereby significantly increasing the overall living space.

The ground floor comprises of an entrance hall, sitting room, conservatory, a versatile and open kitchen/breakfast room, utility room, family room and study. Upstairs, the principal bedroom is complete with a walk-in-wardrobe and ensuite bathroom. There are also three further double bedrooms, a family bathroom and a shower room.

Externally, the private rear garden is mainly laid to lawn and backs onto a nearby protected woodland. The rear garden also features a substantial home office space (with power). To the front of the property is ample off-road parking via a neatly block paved driveway and a detached double garage with further storage space in the loft.

The property falls within the catchment areas of Falkland and Park House, both of which are highly regarded. Essex Street is ideally located for the local amenities of Wash Common whilst also being just a short drive from Newbury town centre and mainline railway station, which provides regular direct links to London, Paddington taking less than an hour.









- SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUS SOUTH-WEST FACING PLOT MEASURING 0.257 ACRE BACKING ONTO WOODLAND
- STYLISH OPEN-PLAN LAYOUT WITH VERSATILE KITCHEN & DINING ROOM
- AMPLE OFF-ROAD PARKING VIA DOUBLE GARAGE & DRIVEWAY
- uPVC DOUBLE GLAZING, GAS CENTRAL HEATING & SOLAR PANELS
- LOCATED DOWN A PRIVATE TRACK

Services: Mains services are connected

EPC: C Full results can be sent on request

Council Tax Band: G

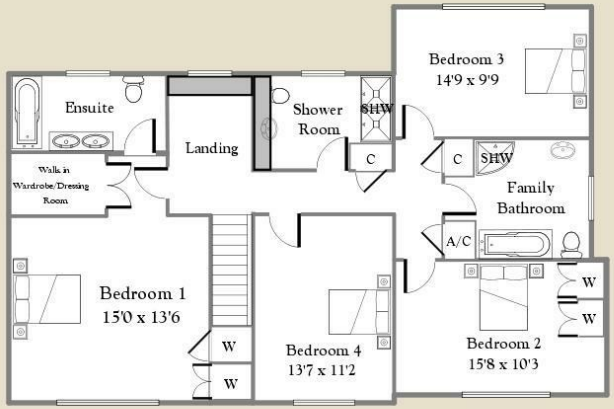






Essex Street, South Newbury





Double Garage
19'8 x 19'4
(Loft storage)
(383 sq.ft)
(Not exact location)

Home Office
12'5 x 12'3
(153 sq.ft)
(With Power)
(Not exact location)

APPROX. GROSS FLOOR AREA 3179 sq.ft (295 sq.m)
(Including Garage and Home Office)
Main House - 2743 sq.ft (255 sq.m)
Double Garage - 383 sq.ft (36 sq.m)
Home Office 153 sq.ft. (14 sq.m)
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.

