

# HILLIER & WILSON



Water Lane, Newbury, RG19 8SS

## Water Lane Newbury

A beautiful four bedroom detached family home located within an executive development on the south side of Newbury, conveniently situated for local amenities. The property offers spacious living accommodation measuring a total of 2,196 sq.ft and benefits from gas central heating, uPVC double glazing, off road parking and a double garage/workshop. The ground floor accommodation comprises entrance hall, cloakroom, study/dining room, sitting room and spacious kitchen/breakfast room. Upstairs there are two double bedrooms with en-suite shower rooms and fitted wardrobes, two further double bedrooms with fitted wardrobes and a family shower room. Externally there is a low maintenance rear garden which is mainly laid to lawn with a patio area, whilst to the front of the property there is off road parking via driveway and a double garage/workshop. Water Lane is located on the south side of Newbury and is walking distance to Greenham Common whilst also falling within the catchment area of the highly regarded Park House school. The property is located just a short drive from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

NO ONWARD CHAIN





- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXECUTIVE DEVELOPMENT IN SOUTH NEWBURY
  - SPACIOUS LIVING ACCOMMODATION
- WALKING DISTANCE TO GREENHAM COMMON
- \* NO ONWARD CHAIN \*

Services:

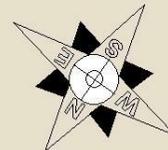
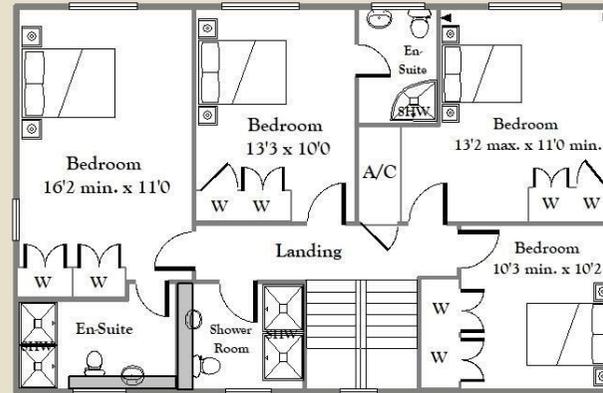
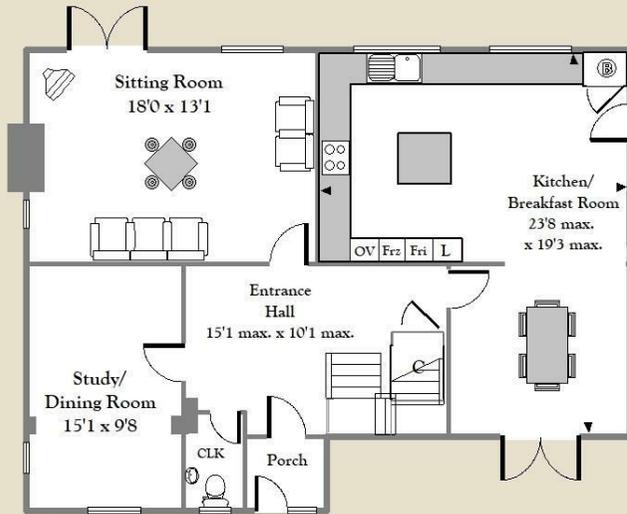
Mains services are connected  
**(Service charge applies)**

EPC: Rating C

Full results can be sent on request

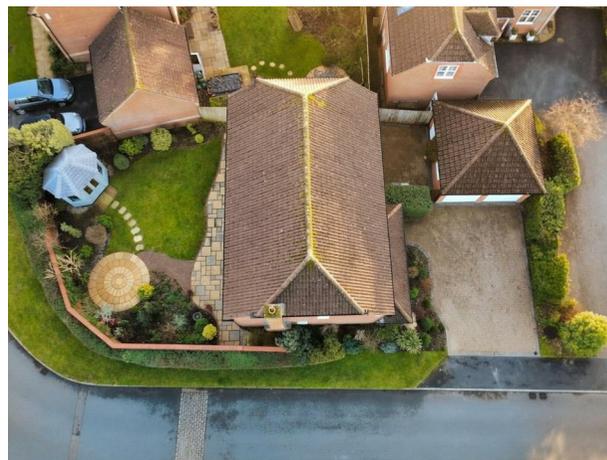
Council Tax: Band G





# Water Lane, Newbury

APPROX GROSS INTERNAL FLOOR AREA 1893 sq.ft. (175 sq.m)  
 (Excluding Garage & Summer House)  
 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.