

HILLIER & WILSON



*Lavender Cottage*  
Montgomery Road, Newbury



# Montgomery Road Newbury Berkshire RG14 6HU

A beautifully presented, substantial detached family house located on a popular residential road in south Newbury, within the catchment area of the highly regarded John Rankin and St Bart's schools. The property benefits from gas central heating, uPVC double glazing, driveway parking, garage and rear garden measuring in excess of 100 ft. in length. The ground floor comprises large entrance hall, cloakroom, open plan sitting/dining room with wood burning stove and sliding doors to the garden, kitchen/breakfast room with integrated appliances and utility. Upstairs there is a spacious master bedroom with fitted wardrobes and modern en-suite shower room, a second good-sized double bedroom, a further double bedroom with fitted wardrobes, an additional bedroom with a built-in wardrobe, and a family bathroom. Externally, there is driveway parking at the front of the house, an integral garage and, to the rear is a mature garden with lawn, established flower beds, greenhouse and vegetable patch. Montgomery Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

## Services:

Mains services are connected.

## EPC:

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

## Council Tax:

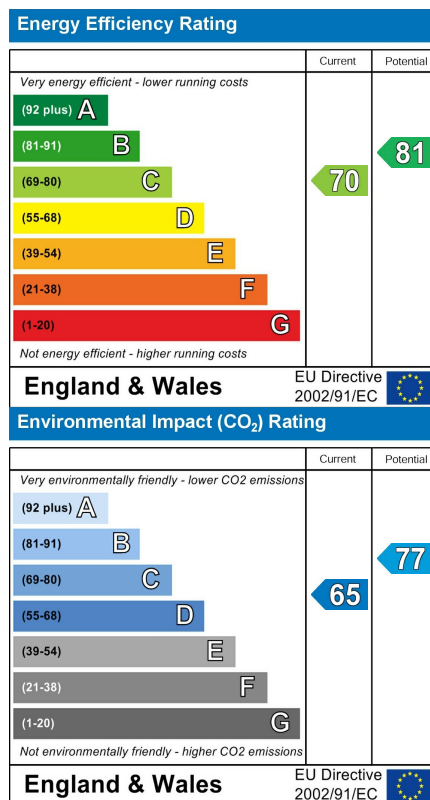
Band E

## Viewing:

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

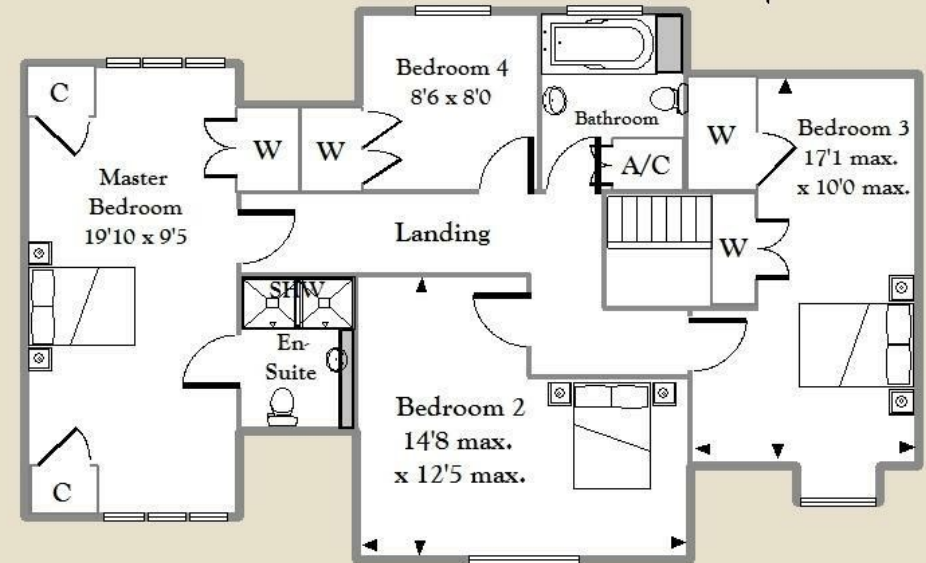
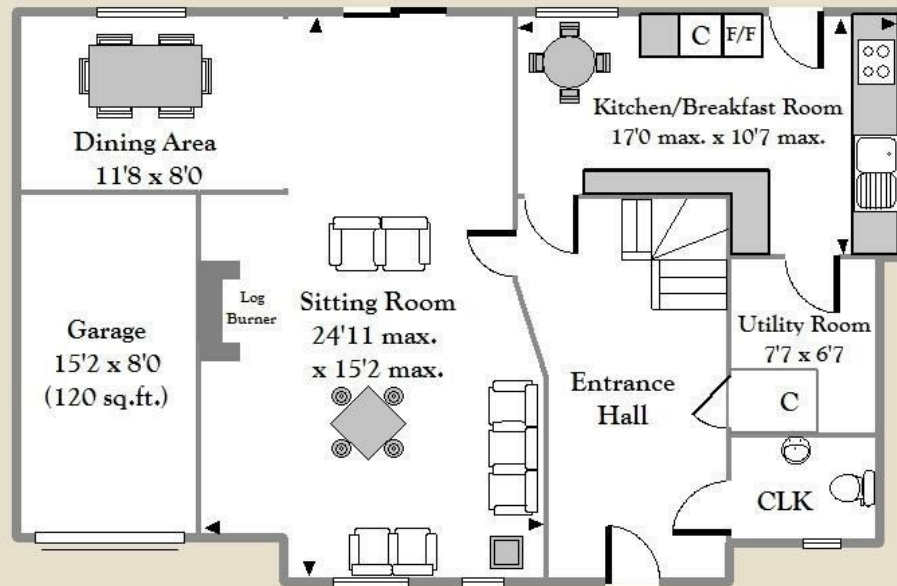
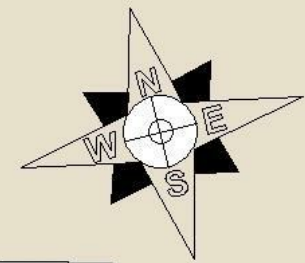
## Directions

From Hillier & Wilson's office proceed south along Bartholomew Street and at the roundabout take the third exit on to Andover Road. Take the second turning on the right into Bartlemy Road which leads into Montgomery Road. The property will be found on the right hand side.

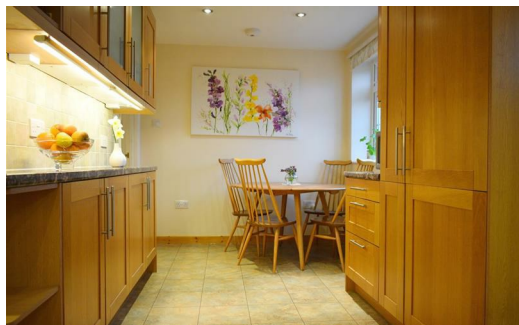


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## Montgomery Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1785 sq.ft. (Including Garage) - 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.



