

# HILLIER & WILSON



BICKLEIGH RIDGE, Yew Gate, Newbury, RG14 2JG



## BICKLEIGH RIDGE, Yew Gate, Newbury

An impressively appointed and spacious six bedroom detached family home with living accommodation in excess of 6,000 sq.ft. (including double garage, annex, indoor swimming pool, steam room and sauna) set upon substantial grounds that measure well in excess of half an acre. Beautifully presented throughout, Bickleigh Ridge boasts a complete range of modern comforts while other benefits include gas central heating and iroko wood double glazing throughout. The ground floor comprises of a large entrance hall, drawing room, family room, cloakroom, study, dining room, sitting room, utility room and kitchen/breakfast room. Adjoining the sitting room is a large indoor swimming pool/Jacuzzi room that leads on to a separate sauna and steam room. Upstairs, the principal bedroom is complete with a large walk-in-wardrobe and a full ensuite bathroom and there are a further four double bedrooms (two of which have private ensuites) and a family bathroom. Externally, there is a double garage which has been converted upstairs to provide a potential annex. There is also a courtyard patio seating area with steps that lead up to the immaculately kept gardens that are primarily laid to lawn and bordered by a variety of mature bushes, hedges and trees. The property also features a tract of land to the rear which could be used as either a small paddock or a wild garden. To the front of the property is a private block paved driveway set behind a gate and providing ample off-road parking. Yew Gate is an exclusive cul-de-sac just off of Love Lane which has two local shops nearby and is within walking distance of Newbury town centre as well as Vodafone HQ, whilst nearby road links are excellent with easy access to the A34, A4 and M4.







- SUBSTANTIAL DETACHED SIX BEDROOM HOUSE IN EXCESS OF 6,000 SQ.FT
- BEAUTIFULLY PRESENTED THROUGHOUT
- PLOT MEASURING 0.65 OF AN ACRE
- INDOOR SWIMMING POOL, JACUZZI, SAUNA AND STEAMROOM
- DOUBLE GARAGE WITH ANNEX POTENTIAL UPSTAIRS
- OFF-ROAD PARKING VIA BLOCK PAVED DRIVEWAY

Services:

Mains services are connected

EPC Rating: D

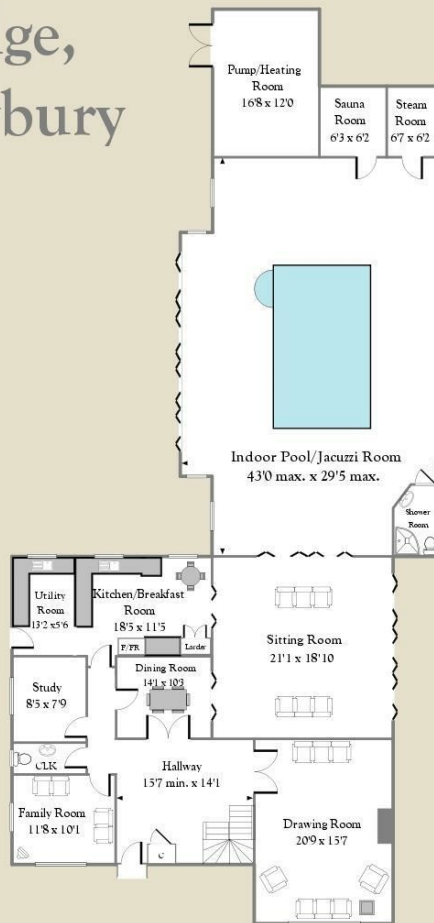
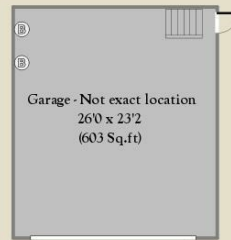
Full results can be sent on request

Council Tax Band: H

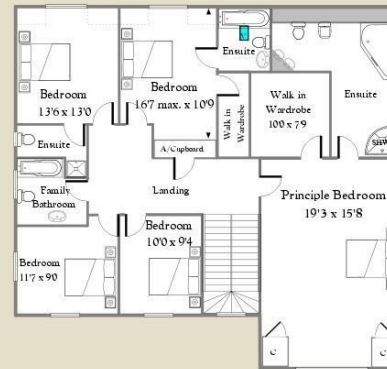
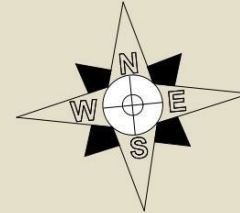




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APPROX GROSS INTERNAL FLOOR AREA 6019 sq.ft (560 sqm)  
(Including Garage/Annex)  
For identification only - Not to scale Hillier & Wilson LTD



## 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.

