

HILLIER & WILSON



Gorselands  
Newbury



# Gorselands Newbury Berkshire RG14 6PX

A well-presented four/five bedroom detached family home located in a sought after, quiet residential road on the south side of Newbury. The property has been extended by the current owner and provides spacious, flexible accommodation whilst other benefits include gas combi central heating, uPVC double glazing, garage and off road parking. The ground floor comprises hall, sitting room, kitchen/breakfast room, study/bedroom with built-in cupboard, double bedroom with built-in wardrobe, home office/bedroom, utility room and a shower room. Upstairs, there is a principal bedroom with en-suite shower room, built-in wardrobe/cupboard and large eaves storage, a further double bedroom with dual eaves storage and a family bathroom. Externally there is a low maintenance, enclosed rear garden which is mainly laid to lawn with mature hedge borders and a stoned seating area; whilst to the front, there is a lawn area and off road parking via driveway. Gorselands is ideally located close to the local amenities of Wash Common whilst also 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. It also falls within the catchment area of the highly regarded Falkland and Park House schools. NO ONWARD CHAIN

**Services:**

Mains services are connected.

**EPC: Rating C**

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

**Council Tax:**

Band F

**Viewing:**

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

**Directions**

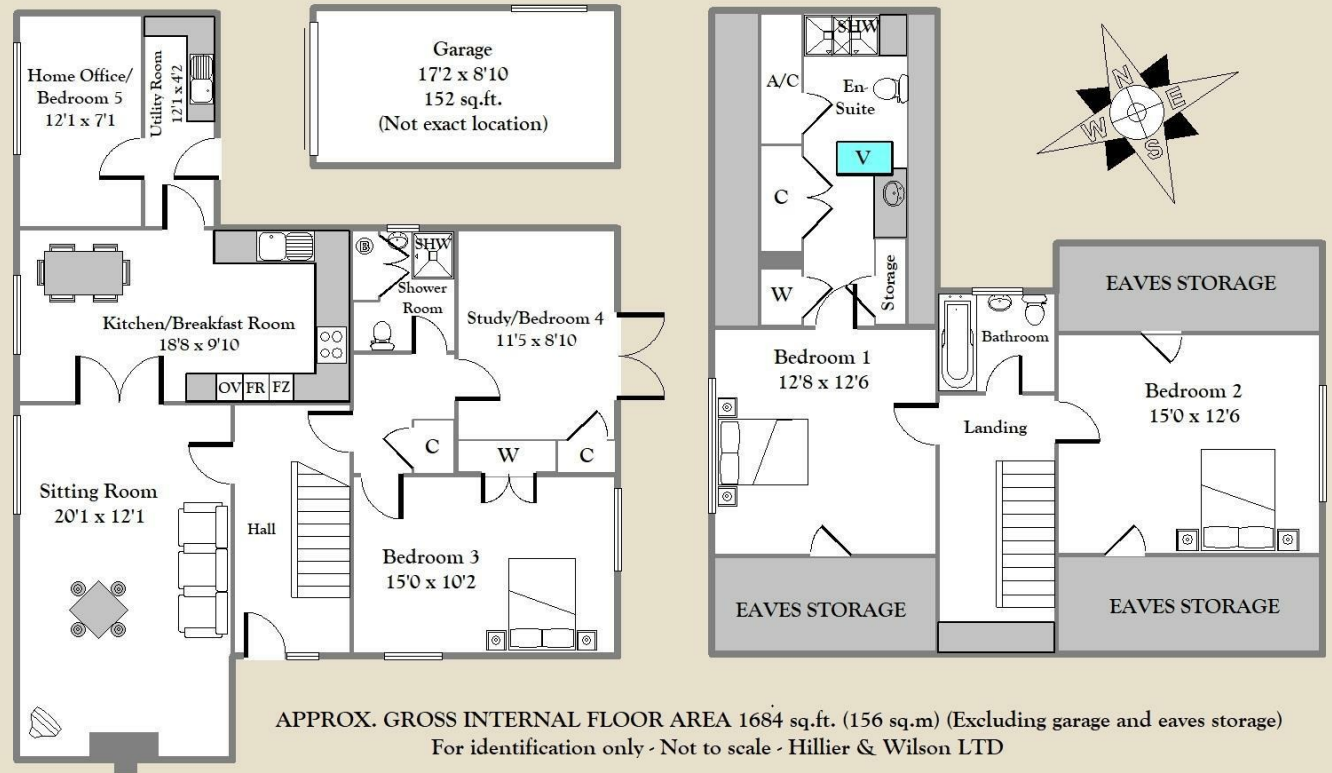
From Hillier & Wilson office proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, carry on until you reach the two mini roundabouts and then take second exit continuing along the Andover Road. Go past St. George's Parish Church on the right hand side and it's the third turning on the right heading into Gorselands. Proceed straight ahead and the property can be found on the corner, right hand side.







# Gorselands, Newbury



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.



