

# HILLIER & WILSON



Monkswood Close, Newbury, RG14 6NR



## Monkswood Close, Newbury

A substantial five bedroom family home located in the sought after Wash Common area of south Newbury, close to a local parade of shops. The property boasts spacious accommodation measuring 2,953 sq.ft in size as well as large corner plot, whilst other benefits include gas central heating, majority double glazing, double garage and off road parking. The ground floor comprises porch, entrance hall, cloakroom, sitting room, family room, conservatory, dining room, kitchen/breakfast room, boot room, utility, pantry and store room. Upstairs there is a principal double bedroom with built-in wardrobes and wash basin, a guest bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally, there is an enclosed south easterly facing rear garden which has a lawn area, swimming pool and patio seating. To the front of the property is a double garage and off road parking via driveway. Monkswood Close is ideally located close to all the amenities Wash Common has to offer, including doctor's and dentist's surgeries and several convenience stores, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded John Rankin and St Barts schools.







- FIVE BEDROOM DETACHED FAMILY HOME
- SUBSTANTIAL ACCOMODATION MEASURING 2953 SQ.FT
  - LARGE CORNER PLOT
- SOUTH EASTERLY FACING REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY PARKING
- COMPLETE ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

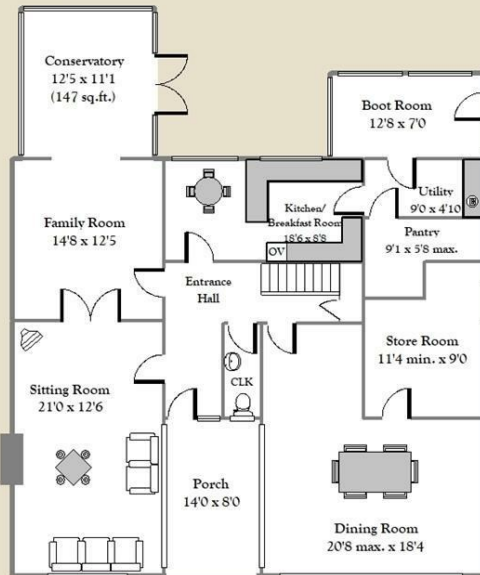
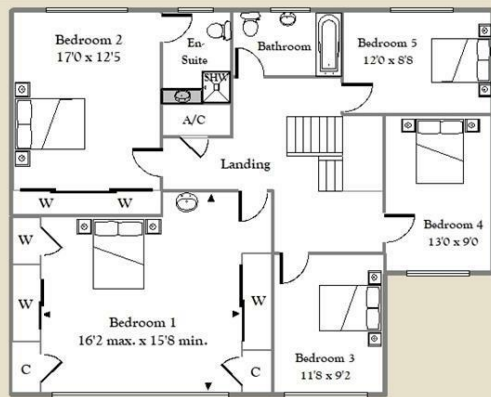
Full results can be sent on request

Council Tax:

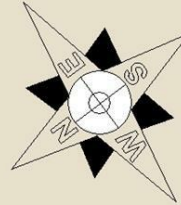
Band G







# Monkswood Close South Newbury



**APPROX GROSS INTERNAL  
FLOOR AREA 2953 sq.ft. (274 sq.m)  
(Including Porch & Excluding Garage)  
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.

HILLIER & WILSON

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