



HILLIER & WILSON

Andover Road
Newbury

SWEET PEA
COTTAGE

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Andover Road Newbury Berkshire RG14 6JH

A charming Victorian family home located on the south side of Newbury town centre, within the catchment area of the well regarded John Rankin & St Bart's schools. The property has potential to extend into the loft (subject to the usual consents) whilst other benefits include gas central heating, many original period features and a beautifully landscaped south-easterly facing rear garden with workshop. The ground floor comprises entrance hall, dining room, sitting room with French doors to the garden, an attractive fitted kitchen with Granite work surfaces and underfloor heating, and a downstairs cloakroom. Upstairs there are two double bedrooms, a single bedroom, a study area and a family bathroom. Externally, there is a small gated front garden and an enclosed, good-sized rear garden with workshop, two seating areas, lawn, flower bed planters and mature borders. Andover Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band C

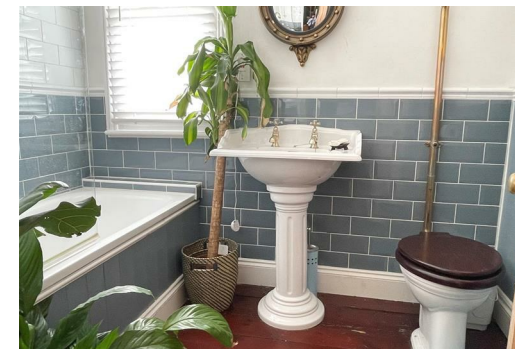
Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

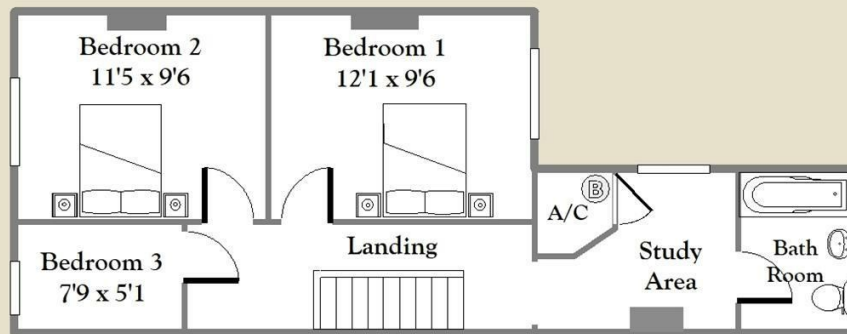
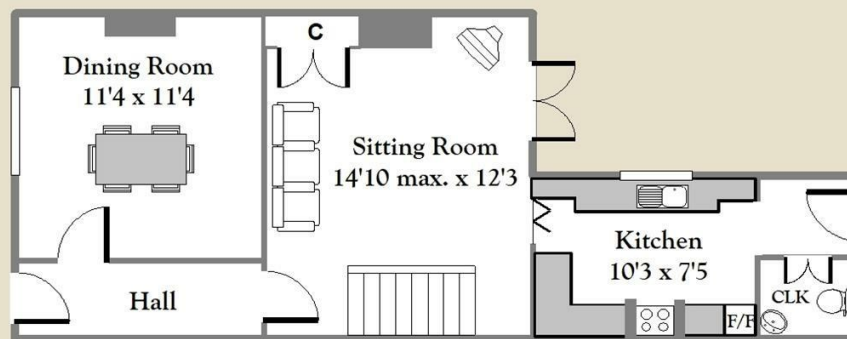
Directions

From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, the property can be found up on the left hand side.





Andover Road, South Newbury



Workshop
9'9 x 8'3
(Not exact
location)

APPROX. GROSS INTERNAL FLOOR AREA 960 sq.ft
(Excluding Workshop) For identification only - Not to scale

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.

