

HILLIER & WILSON



Oaken Grove  
Newbury



# Oaken Grove, Newbury, West Berkshire, RG14 6DX

A beautifully presented, extended semi-detached family house located on the south side of Newbury town centre, within the catchment of both the highly-regarded John Rankin primary and St Bart’s secondary schools. The property benefits from gas central heating, uPVC double glazing, driveway parking, garage and a good sized rear garden. The ground floor comprises porch, entrance hall, sitting room, utility room, cloakroom and stunning contemporary kitchen/breakfast room with a high specification including integrated appliances, granite work surfaces and bi-folding doors to the garden. Upstairs there are two double bedrooms, a further bedroom, an additional study/nursery room and a modern family bathroom. Externally, there is gravel driveway parking and an integral garage to the front of the house, whilst to the rear is a landscaped, enclosed garden measuring nearly 100 ft. in length, featuring two patio areas, lawn and garden shed with power and light. Oaken Grove is conveniently located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

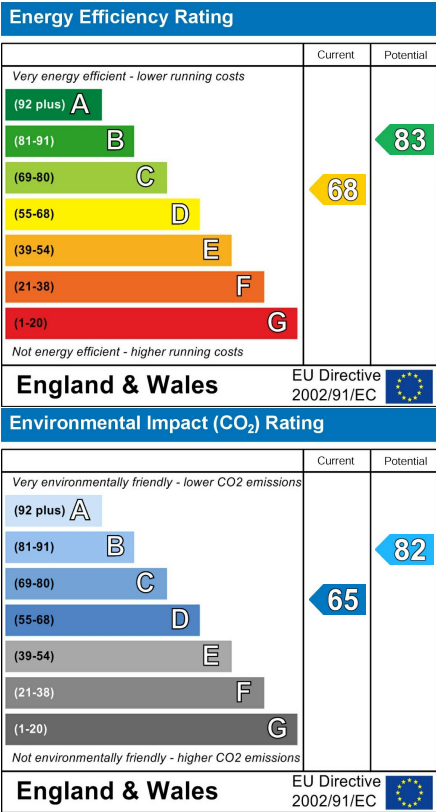
**Services:**  
Mains services are connected.

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

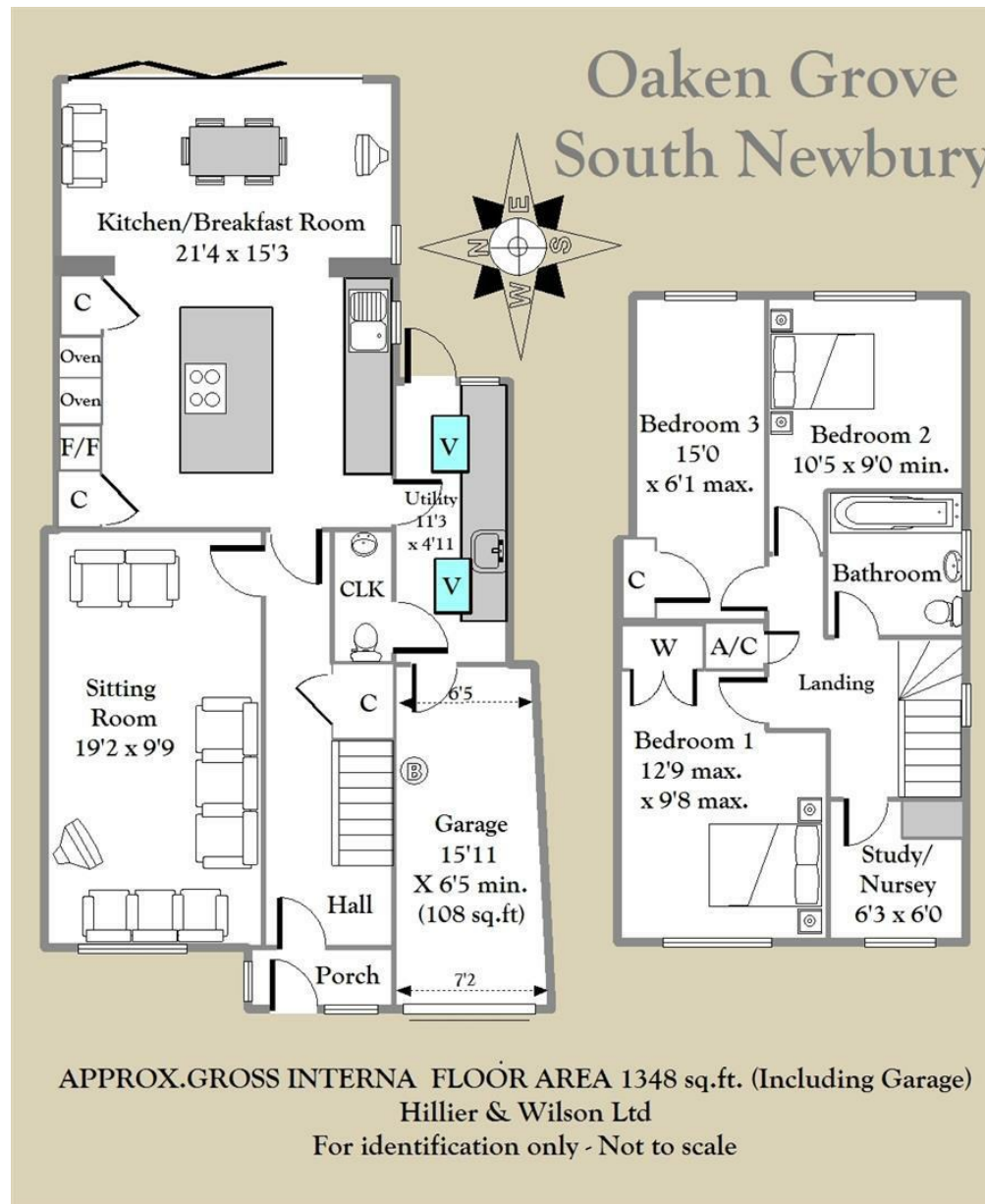
**Council Tax:**  
Band D

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

**Directions**  
From Hillier & Wilson offices proceed west along Pound Street which shortly becomes Enborne Road. Take the second left along Enborne Road onto Buckingham Road. Shortly after take the first right onto Fifth Road. Proceed all the way down Fifth Road and take the fourth left onto Oaken Grove, where the property can be found on the left hand side.



# H&W



# H&W



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.



