

HILLIER & WILSON



Heather Gardens
Newbury

Heather Gardens Newbury Berkshire RG14 7RG

An impressive five bedroom detached family house located on a small, prestigious development by Berkeley Homes to the south side of Newbury, within the catchment area of the highly regarded Falkland primary school. The property is immaculately presented and benefits from gas central heating, uPVC double glazing, southerly facing rear garden, ample driveway parking and double garage. The ground floor comprises entrance hall, cloakroom, study, kitchen/breakfast room with integrated appliances, utility, large dining room and spacious sitting room. In addition, the property includes two conservatories - one off the breakfast area and a larger one off the sitting room. Upstairs there is a master bedroom with fitted wardrobes and large en-suite bathroom which has a walk-in shower, separate bath and double vanity units. There are three further double bedrooms, an additional bedroom and a family bathroom with walk-in shower and separate bath. Externally, there is a block-paved driveway and an integral double garage at the front of the house, whilst to the rear of the property is a private garden which is mostly laid to lawn with patio area, flower bed borders and mature trees. Heather Gardens is ideally located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.

Services:
Mains services are connected.
(Service charges apply)

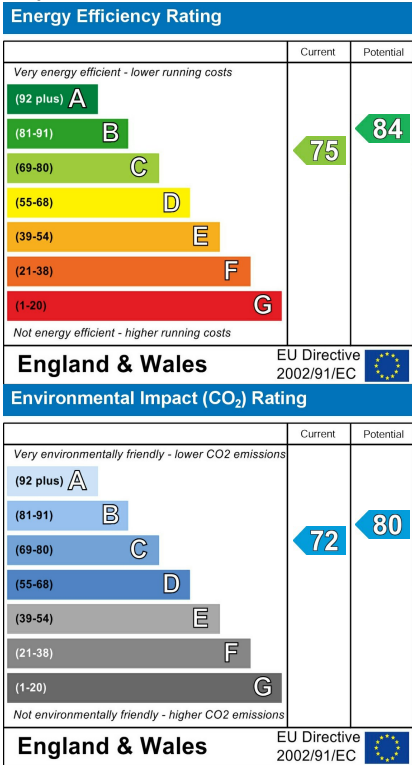
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band G

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

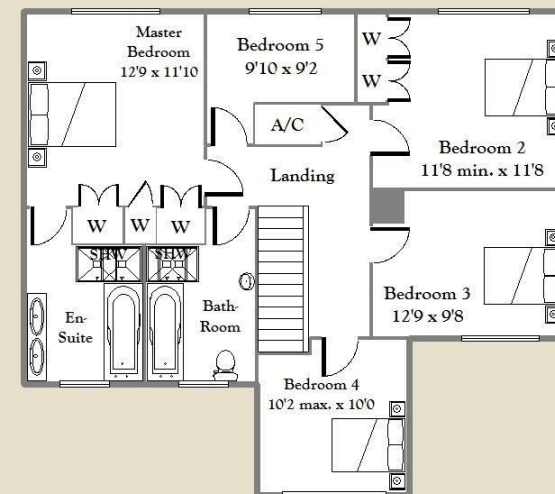
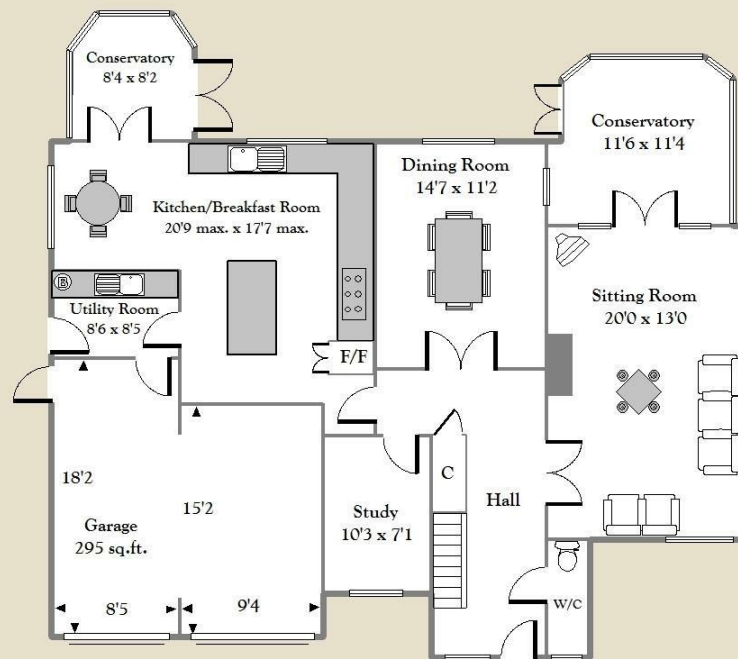
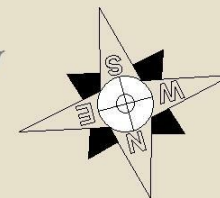
Directions

From Hillier & Wilson offices proceed south along Bartholomew Street to the roundabout and proceed over onto Newtown Road at the top of the road at the roundabout take the third exit onto Monks Lane, continue along this road and take the second right into Heather Gardens, the property can be found round to the right hand side.





Heather Gardens, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 2202 sq.ft. - (Including Garage) - For identification only - Not to scale - Hillier & Wilson LTD.

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.

